



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office
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Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

February 10, 2004

Honorable Board of Commissioners
Housing Authority of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF SEVENTH ALLOCATION OF CITY OF INDUSTRY
REDEVELOPMENT HOUSING SET-ASIDE FUNDS AND APPROVAL OF
ENVIRONMENTAL DOCUMENTATION (1, 2, 4, 5)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as the responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Housing Authority has considered the attached Initial Study/Mitigated Negative Declarations (IS/MND) for the following developments: Pisgah Village, Rainbow Apartments, and Pico Gramercy Apartments, all prepared by the City of Los Angeles as lead agency; and Cedar Street Homes, prepared by the State of California, through the Department of Mental Health as lead agency; and find that the mitigation measures identified in the IS/MNDs, adopted by the respective lead agencies and required as a condition of funding approval, are adequate to avoid or reduce potential environmental impacts of these projects below significant levels.
2. Acting as the responsible agency pursuant to CEQA, certify that the Housing Authority has considered the attached Initial Study/Negative Declarations (IS/ND) for Sierra Madre Senior Housing, prepared by the City of Sierra Madre as lead agency; and Orange Grove Gardens Apartments, prepared by the City of Pasadena as lead agency; and find that these projects will not have a significant effect on the environment.

3. Find that the Pacific Housing development is exempt from the provisions of CEQA, as described herein, because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.
4. Find that the attached environmental documents reflect the independent judgment of the Housing Authority and authorize the Executive Director to take any and all actions necessary to complete implementation of the above environmental review actions.
5. Approve loans to developers using City of Industry Redevelopment Housing Set-Aside Funds (Industry Funds), in a total amount of up to \$8,989,402, for the development of nine affordable multifamily rental, senior rental, and special needs housing developments, described in Attachment A, which have been selected through a Request for Proposals (RFP) process approved by your Board.
6. Authorize the Executive Director to negotiate and execute Loan Agreements and all related documents, with the recommended developers, for the purposes described above, to be effective following approval as to form by County Counsel and execution by all parties.
7. Authorize the Executive Director to execute documents to subordinate the loans to permitted construction and permanent financing, to execute any necessary intergovernmental, interagency, or inter-creditor agreements, and to execute and modify all related documents as necessary for the implementation of each development.
8. Authorize the Executive Director to incorporate a maximum of \$8,989,402 in Industry Funds into the Housing Authority's approved Fiscal Year 2003-2004 budget, to fund development of the recommended projects.

PURPOSE /JUSTIFICATION OF RECOMMENDED ACTION:

The purpose of this action is to approve the allocation of Industry Funds for nine developments that will provide affordable multifamily rental, senior rental, and special needs housing in incorporated and unincorporated areas within a 15-mile radius of the City of Industry, and to approve the environmental documentation for these developments.

FISCAL IMPACT/FINANCING:

There is no impact on the County general fund. The Housing Authority is recommending loans to developers, in a total amount up to \$8,989,402, for the development of nine projects. Final loan amounts will be determined following completion of negotiations with the developers and arrangements with other involved lenders. Each loan will be evidenced by a Promissory Note and secured by a Deed of Trust, with the term of affordability enforced by a recorded Covenants, Conditions and Restrictions document.

Funds for loans will be incorporate, as needed, into the Housing Authority's Fiscal Year 2003-2004 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

On June 2, 1998, your Board adopted an Allocation and Distribution Plan for the disbursement of Industry Funds, which consist of 20 percent of the tax increment funds collected by the City of Industry that have been transferred to the Housing Authority to develop low- and moderate-income housing. Six RFP processes have awarded an estimated \$109,041,728 in Industry Funds to 125 developments, creating 4,264 units of affordable and special needs housing, and leveraging approximately \$600,000,000 in external funds.

The original amount established for the seventh RFP was approximately \$9,400,000, of which \$8,989,402 is being recommended for award to the highest scoring nine projects, which will create 348 Industry-assisted units and leverage a total of approximately \$78,000,000 in external funding. The remaining \$410,598 will be reserved for use in future allocations.

One project currently recommended for funding, Heritage Square Senior Housing, received a funding allocation of \$737,000 during the Sixth Allocation in March 2003. The developer rescinded this award due to an increase in both the project size and number of income-restricted units, and re-applied for a revised funding award of \$1,000,000. This award is now being recommended as part of the Seventh Allocation.

The current funding recommendations will provide Industry Funds to developers through loan agreements to be executed by the Executive Director, following completion of financial arrangements and approval as to form by County Counsel. All loan agreements will incorporate affordability restrictions and provisions requiring developers to comply with applicable federal, state, and local laws.

The loan agreements will set aside a minimum of 20 percent of rental units in each development that are affordable to low-income households earning less than 50 percent

of the area median income (AMI) for the Los Angeles-Long Beach Metropolitan Statistical Area (MSA), adjusted for family size, as established by the U.S. Department of Housing and Urban Development (HUD). For special needs housing, all Industry-assisted units will be reserved for households with incomes below 50 percent of AMI. The loan agreements will require that the housing units be set-aside at these affordability levels for a period of 55 years.

REQUEST FOR PROPOSALS AND SELECTION PROCESS:

The Housing Authority conducted the seventh RFP in accordance with the Allocation and Distribution Plan adopted and subsequently amended by your Board. On August 14, 2003, the Housing Authority began advertising the RFP in local newspapers and initiated informational workshops to provide applicants with technical assistance. The Housing Authority conducted an informational meeting for all potential applicants in September 2003.

Proposals for affordable and special needs housing were accepted until September 25, 2003. The Housing Authority received seven proposals for affordable housing and three proposals for special needs housing.

Affordable Housing Developments

In order to allow greater flexibility in awards, no specific award goals were set for the sub-categories.

TYPE	DEMAND	ALLOCATION
Multifamily	\$4,537,364 3 Proposals	\$2,737,524 2 Developments
Senior	\$2,818,905 4 Proposals	\$2,818,905 4 Developments
TOTAL	\$7,356,269 7 Proposals	\$5,556,429 6 Developments

Special Needs Housing

In this category, your Board established the goal of funding at least one development in each sub-category if suitable proposals were submitted.

TYPE	MINIMUM GOAL	DEMAND	ALLOCATION
Developmental Disabilities	1 Development	None	None
Domestic Violence	1 Development	None	None

HIV/AIDS Housing	1 Development	None	None
Emancipating Foster Youth	1 Development	None	None
Mental Illness	1 Development	\$3,432,973 3 Proposals	\$3,432,973 3 Developments
TOTAL		\$3,432,973	\$3,432,973

On December 23, 2003, the Housing Authority reported to the Supervisorial Districts regarding the responses to the RFP process, preliminary funding recommendations, and a preliminary analysis of demand.

Each recommended proposal has undergone a review by Housing Authority staff and technical consultants. In addition, in order to verify expertise and supportive service linkages submitted by the applicants, proposals for special needs housing were reviewed by a task force established by the Executive Director, and comprised of persons with experience in serving the five targeted populations. Following this process, the proposals were forwarded to an independent review panel approved by the Executive Director and comprised of industry and government experts.

The RFP included a process for applicants to appeal individual scores on procedural issues or technical errors. Applicants were notified of the results on November 19, 2003, and given 10 days to appeal. The hearing of appeals and final actions occurred on December 10 and 11, 2003.

One applicant in the Senior Rental category, Sierra Madre Seniors, proposed by the non-profit MSE Associates, in Supervisorial District 5, did not meet the minimum scoring requirement and appealed. The appeal was reviewed by the independent review panel, judged eligible for additional points and is being recommended for funding at this time.

Two applicants in the Multifamily Rental category, Avalon Apartments II, proposed by the non-profit Beyond Shelter, in Supervisorial District 2, and Orange Grove Gardens Apartments, proposed by the non-profit Los Angeles Community Design Center, in Supervisorial District 5, did not meet the minimum scoring requirement and also appealed.

The appeals were reviewed by the Independent Review Panel appointed by the Executive Director, and were determined ineligible for additional points. However, since both applicants' low scores resulted from minor technical errors in the proposed rent amounts, additional points have been granted to these applicants, pending approval by your Board. This award of additional points results in both developments meeting the minimum-scoring requirement. Orange Grove Gardens received the higher score and, based on the amount of funds remaining in the Seventh Allocation, is the only appealed application being recommended for funding at this time. Avalon Apartments II will be

eligible to reapply for the Eighth Allocation, which is anticipated to occur in late summer 2004.

The recommended funding awards are based on the same threshold criteria adopted for the last allocation, whereby projects scoring a minimum of 70 points are eligible for funding. The recommended awards are being made in accordance with the County's current Housing and Community Development Plan (HCDP) and the planning documents of other affected jurisdictions. The Executive Director may enter into memoranda of understanding and other agreements with other jurisdictions, if necessary, for development of the proposed projects.

ENVIRONMENTAL DOCUMENTATION:

The nine proposed projects identified in Attachment A have been reviewed by the Housing Authority pursuant to the requirements of CEQA. Six projects required preparation of an IS/MND, or an IS/ND, by the respective lead agencies:

DEVELOPMENT	NO. AND TYPE OF UNITS	DEVELOPMENT TYPE
Pisgah Village	47 Senior	Rehabilitation and New Construction
Rainbow Apartments	89 Mental Illness	New Construction
Pico Gramercy Apartments	71 Multifamily	New Construction
Cedar Street Homes	23 Mental Illness	Rehabilitation
Sierra Madre Senior Housing	46 Senior	New Construction
Orange Grove Garden Apartments	38 Multifamily	New Construction

As the responsible agency, and in accordance with the requirements of the State CEQA Guidelines, the Housing Authority reviewed the IS/MNDs and IS/ND's prepared by the respective lead agencies, and determined that the mitigation measures identified in the attached IS/MNDs and adopted by the lead agencies, are adequate to avoid, or reduce below significant levels, potentially adverse impacts on the environment. The Housing Authority's consideration of the IS/MNDs, including mitigation measures, and the IS/NDs, and filing of a Notice of Determination for each project, satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

Of the remaining three projects, the Pacific Housing development, consisting of eight units of converted multifamily residential housing for the mentally ill, is exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15301, because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.

On March 18, 2003, the Housing Authority adopted CEQA findings, as responsible agency, for the Heritage Square Senior Apartments, consisting of 104 units of new construction, as part of the Sixth Allocation of Industry Funds. Housing Authority adoption of the IS/ND, as responsible agency, and filing of a Notice of Determination, meets the CEQA requirements.

On December 9, 2003, the Housing Authority adopted, as responsible agency, an Environmental Assessment/Mitigated Negative Declaration (EA/MND) for Harmony Creek Senior Housing, which consists of 75 units of new construction. Housing Authority adoption of the EA/MND as responsible agency, and filing of a Notice of Determination, meets the requirements of CEQA.

IMPACT ON CURRENT PROGRAM:

The actions will increase the County's supply of affordable and special needs housing.

CONCLUSION:

The recommended allocation of Industry Funds, totaling \$8,989,402, will leverage approximately \$78,000,000 in additional external resources.

Qualified applicants not currently recommended for funding have been encouraged to resubmit applications for funding in subsequent RFP processes.

Respectfully submitted,

CARLOS JACKSON
Executive Director

CJ:TKSR:CBB

Attachments: 2

ATTACHMENT A
RECOMMENDED ALLOCATIONS - SEVENTH RFP
FOR CITY OF INDUSTRY FUNDS FOR INCORPORATED AND UNINCORPORATED AREAS

AFFORDABLE HOUSING DEVELOPMENTS

District	Location	Development/Applicant	Type of Development	No. of Units	Set-Aside Units	Industry Funds Recommended	Local and Other Resources	Total Development Cost
5	Pasadena	Orange Grove Gardens/LACDC	Multifamily	38	37	\$ 1,056,699	\$ 10,332,605	\$ 11,389,304
2	Los Angeles	Pico/Gramercy Apts./Beyond Shelt.	Multifamily	71	70	\$ 1,680,825	\$ 13,526,695	\$ 15,207,520
4	Uninc. H. Hts.	Harmony Crk./Los Robles Devel.	Senior	75	38	\$ 785,810	\$ 9,509,001	\$ 10,294,811
5	Pasadena	Heritage Sq./Simpson Housing	Senior	104	74	\$ 1,000,000	\$ 15,715,487	\$ 16,715,487
1	Los Angeles	Pisgah Village/ONE Co.	Senior	47	46	\$ 600,576	\$ 6,626,802	\$ 7,227,378
5	S. Madre	Sierra Madre Srs./SHB Devel. Co.	Senior	46	18	\$ 432,519	\$ 6,696,333	\$ 7,128,852
				<u>381</u>	<u>283</u>	<u>\$ 5,556,429</u>	<u>\$ 62,406,923</u>	<u>\$ 67,963,352</u>

SPECIAL NEEDS HOUSING DEVELOPMENTS

4	Norwalk	Cedar St./Homes for Life	Mental Illness	23	23	\$ 1,207,213	\$ 2,155,000	\$ 3,362,213
1	Monterey Park	Pacific Hsng./LTSC Dev. Corp.	Mental Illness	8	8	\$ 425,760	\$ 1,255,204	\$ 1,680,964
2	Los Angeles	Rainbow Apts./Skid Row Hsng.	Mental Illness	89	34	\$ 1,800,000	\$ 12,449,044	\$ 14,249,044
				<u>120</u>	<u>65</u>	<u>\$ 3,432,973</u>	<u>\$ 15,859,248</u>	<u>\$ 19,292,221</u>

TOTAL OF ALL UNITS: 501

TOTAL OF ALL INDUSTRY UNITS: 348

INDUSTRY FUNDS TOTAL: \$ 8,989,402

OTHER RESOURCES TOTAL: \$ 78,266,171

MITIGATED NEGATIVE DECLARATION

PISGAH VILLAGE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

LEAD CITY AGENCY
LOS ANGELES CITY PLANNING DEPARTMENT

COUNCIL DISTRICT
1

PROJECT TITLE
ENV-2003-2753-MND

CASE NO.
APCE-2003-2752-SPE

PROJECT LOCATION
6000 to 6044 Echo Street and 6051 Hayes Street; Northeast Los Angeles

PROJECT DESCRIPTION

The project is the rehabilitation of 11 existing historic single and multi-family buildings and a Church, and the new construction of 5 additional 2-story buildings ranging in height from 22-feet, 8-inches to 24-feet, 8-inches. The rehabilitated buildings will be reconfigured to contain a total of 17 residential units. The new buildings will contain 30 residential units. There will be a total of 47 residential units on the site. The existing church will remain as a place of worship. Of the 47 units, 45 will be rented to low and very low income seniors, 1 will be occupied by a caretaker and 1 will be used by the church. There will be 2 existing structures on the site (an illegal addition to a historic structure and a garage) which will be demolished. Both structures are non-contributing to the Highland Park Historic Preservation Overlay Zone. The project will also provide a community room for residents and will have courtyards, landscaped open space and a community garden for residents. Entitlements for the project will include Zoning Administrator's Adjustments for reduced side yards, fence height and private open space requirements, an alley vacation, a Specific Plan Exception from the Plan's requirements for no lot ties between more than 2 lots and that all residential units in multiple - family residential buildings be 2 or more bedroom units and a Certificate of Appropriateness for the rehabilitation and/or demolition of historic resources.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

Christ Faith Mission
Richard Kim, President
6026 Echo Street
Los Angeles, CA 90026

FINDING:

The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.

(CONTINUED ON PAGE 2)

SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

Charles J. Rausch, Jr.

TITLE

SENIOR CITY PLANNER

TELEPHONE NUMBER

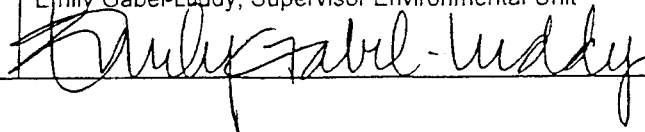
(213)978-1167

ADDRESS

200 N. Spring Street, Room 763
Los Angeles, CA 90012

SIGNATURE (Official)

Emily Gabel-Luddy, Supervisor Environmental Unit



DATE

05/07/03

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV - City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
Department of City Planning	1	May 7, 2003

RESPONSIBLE AGENCIES

PROJECT TITLE/NO.	CASE NO.
Pisgah Village Senior Housing	APCE 2003 - 2752 - SPE

PREVIOUS ACTIONS CASE NO.	<input type="checkbox"/> DOES have significant changes from previous actions.
2002 - 2088 - ZAA	<input checked="" type="checkbox"/> DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION: The project is the rehabilitation of 11 existing historic single and multi-family buildings and a Church, and the new construction of five additional two story buildings ranging in height from 22 feet, 8 inches to 24 feet, 8 inches. The rehabilitated buildings will be reconfigured to contain a total of 17 residential units. The new buildings will contain 30 residential units. There will be a total of 47 residential units on the site. The existing church will remain as a place of worship. Of the 47 units, 45 will be rented to low and very low income seniors, one will be occupied by a caretaker and one will be used by the church. There will be two existing structures on the site (an illegal addition to a historic structure and a garage) which will be demolished. Both structures are non-contributing to the Highland Park Historic Preservation Overlay Zone. The project will also contain a total of 15 parking spaces which is compliant with the Avenue 57 Transportation Oriented District. The project will provide a community room for residents and will have courtyards, landscaped open space and a community garden for residents. Entitlements for the project will include Zoning Administrator's Adjustments for reduced side yards, fence height and private open space requirements, an alley vacation, a Specific Plan Exception from the Plan's requirements for no lot ties between more than two lots and that all residential units in multiple - family residential buildings be two or more bedroom units and a Certificate of Appropriateness for the rehabilitation and/or demolition of historic resources.

ENVIRONMENTAL SETTING:

The proposed project is located in a fully developed urban setting. Northerly of the site, across Echo Street properties are zoned for commercial and multiple family residential use and are developed with a grocery store and fast food restaurant and their attendant parking lots and single family homes and duplexes. Properties to the west, south and east of the site are developed with single family homes, duplexes and small apartment buildings. The entire area is located in the boundaries of the Highland Park Historic Preservation Overlay Zone and is also included in the Avenue 57 Transportation Overlay District. The property is approximately 230 feet southwest of the Metro Gold Line transit right-of-way.

PROJECT LOCATION

6000 to 6044 Echo Street and 6051 Hayes Street.

PLANNING DISTRICT	STATUS:
Northeast Los Angeles Community Plan	<input type="checkbox"/> PRELIMINARY
	<input type="checkbox"/> PROPOSED
	<input checked="" type="checkbox"/> ADOPTED _____ date

mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," cross referenced).

- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
- 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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I. AESTHETICS. Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a. Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a city-designated scenic highway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Conflict the existing zoning for agricultural use, or a Williamson Act Contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. AIR QUALITY. The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS. Would the project:

a. Exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving :

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. HAZARDS AND HAZARDOUS MATERIALS.

Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site?

☐
☒
☐
☒

e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐
☒
☐
☐

f. Otherwise substantially degrade water quality?

☐
☐
☐
☒

g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐
☐
☐
☒

h. Place within a 100-year flood plain structures which would impede or redirect flood flows?

☐
☐
☐
☒

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

☐
☐
☐
☒

j. Inundation by seiche, tsunami, or mudflow?

☐
☐
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IX. LAND USE AND PLANNING. Would the project:

a. Physically divide an established community?

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b. Conflict with applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

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c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

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X. MINERAL RESOURCES. Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other governmental services (including roads)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. RECREATION.

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. TRANSPORTATION/CIRCULATION. Would the project:

a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?

Potentially Significant Impact Potentially Significant Unless Mitigation Incorporated Less Than Significant Impact No Impact

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d. Expose sensitive receptors to substantial pollutant concentrations?

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e. Create objectionable odors affecting a substantial number of people?

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IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?

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d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

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f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐ ☐ ☐ ☒

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?

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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. NOISE. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING. Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

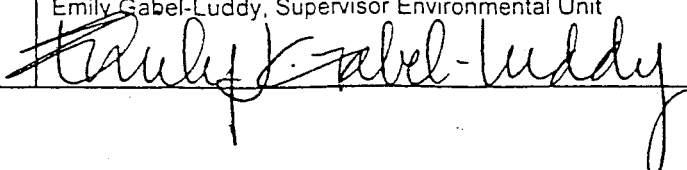
PREPARED BY	TITLE	TELEPHONE #	DATE
Charles J. Rausch, Jr.	SENIOR CITY PLANNER	(213) 978-1167	

MITIGATED NEGATIVE DECLARATION

RAINBOW APARTMENTS

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
PROPOSED MITIGATED NEGATIVE DECLARATION

REC'D AUG 15 2003

LEAD CITY AGENCY LOS ANGELES CITY PLANNING DEPARTMENT	COUNCIL DISTRICT 9	
PROJECT TITLE ENV-2003-4485-MND	CASE NO. ZA-2003-4725-ZAA-ZV-SPR	
PROJECT LOCATION 643 South San Pedro Street; Central City		
PROJECT DESCRIPTION Zone Variance, Zoning Administrators Adjustment and Site Plan Review for the construction of a 37,058 square-foot, 89-unit (87 efficiency and two, 1-bedroom units) housing facility with associated administration services, community room, open space, and 21 parking spaces in the [Q]R5-2D zone.		
NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY Mid Row Housing Trust 1317 East Seventh Street Los Angeles, CA 90021		
FINDING: The <u>City Planning Department</u> of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measures(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance. (CONTINUED ON PAGE 2)		
SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.		
Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.		
THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.		
NAME OF PERSON PREPARING THIS FORM Nicholas Hendricks	TITLE CITY PLANNING ASSISTANT	TELEPHONE NUMBER (213)978-1359
ADDRESS 200 N. Spring Street, Room 763 Los Angeles, CA 90012	SIGNATURE (Official) Emily Gabel-Luddy, Supervisor Environmental Unit 	DATE 07/17/03

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
ROOM 615, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV - City CEQA Guidelines)

LEAD CITY AGENCY	COUNCIL DISTRICT	DATE
Department of City Planning	CD 9	July 17, 2003
RESPONSIBLE AGENCIES		

PROJECT TITLE/NO.	CASE NO.
ENV-2003-4485-MND	ZA-2003-4725-ZAA-ZV-SPR
PREVIOUS ACTIONS CASE NO.	<input type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions.

PROJECT DESCRIPTION: Zone Variance, Zoning Administrators Adjustment and Site Plan Review for the construction of a 37,058 square foot, 89 unit (87 efficiency and two 1-bedroom units) housing facility with associated administration services, community room, open space, and 21 parking spaces in the [Q]R5-2D zone.

ENVIRONMENTAL SETTING: North, east, south, west - various commercial, manufacturing and residential uses in the M2-2D and the [Q]R5-2D zones.

PROJECT LOCATION:

643 South San Pedro Street

PLANNING DISTRICT	AREA PLANNING COMMISSION	STATUS:
Central City	Central	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED date: Dec 15, 2000
EXISTING ZONING	MAX. DENSITY ZONING	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN
[Q]R5-2D	R5	
PLANNED LAND USE & ZONE	MAX. DENSITY PLAN	<input type="checkbox"/> DOES NOT CONFORM TO PLAN
High Medium Residential	High Medium Residential	
SURROUNDING LAND USES	PROJECT DENSITY	<input type="checkbox"/> NO DISTRICT PLAN
See Environmental Setting above	High Medium Residential	

- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
 - 7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
 - 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

BACKGROUND

PROPONENT NAME

Brian Cavanagh, Michael Maltan Architecture

PROPONENT ADDRESS

2801 Hyperion Ave, 107, Los Angeles, CA 90027

AGENCY REQUIRING CHECKLIST

Department of City Planning

PROPOSAL NAME (If Applicable)

PHONE NUMBER

323-913-3098

DATE SUBMITTED

06/30/03

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HYDROLOGY AND WATER QUALITY. Would the proposal result in:

- a. Violate any water quality standards or waste discharge requirements?
- b. Substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned land uses for which permits have been granted)?
- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XI. NOISE. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XII. POPULATION AND HOUSING. Would the project:

a. Induce substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVI. UTILITIES. Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b. Does the project have impacts which are individually limited, but cumulatively considerable?
("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).
- c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ATTACHMENT A
ENV-2003-4485-MND
Explanations for Initial Study Checklist Findings

The proposed project will not result in a significant environmental impact for the following reasons (except where noted):

Aesthetics - See the following section "Potentially Significant Impacts."

Agricultural Resources - N/A

Air Quality - See the following section "Potentially Significant Impacts" under **Geology/Soils**.

Biological Resources - There are no significant biological resources on site.

Cultural Resources - There are no historic/cultural resources on site.

Geology/Soils - See the following section "Potentially Significant Impacts."

Hazards & Hazardous Materials - See the following section "Potentially Significant Impacts."

Hydrology/Water Quality - See the following section "Potentially Significant Impacts."

Land Use/Planning - Project is consistent with the General Plan Designation.

Mineral Resources - N/A

Noise - See the following section "Potentially Significant Impacts" under **Geology/Soils**.

Population/Housing - There are no residential structures on site.

Public Services - There are adequate services in the area. See the following section "Potentially Significant Impacts."

Recreation - N/A

Transportation/Traffic - See the following section "Potentially Significant Impacts."

Utilities/Service Systems - There are adequate Utility/Service systems in the area. See the following section "Potentially Significant Impacts."

Mandatory Findings of Significance - Project impacts are less than significant (CEQA 15064).

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by construction and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

Noise

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

General Construction

Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover

Transportation/Traffic - Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a level of insignificance by the following measure:

- Submit a parking and driveway plan, that incorporates design features that shall reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

Utilities/Service Systems - Environmental impacts may result from project implementation due to the creation of the creation of additional solid waste. However, this potential impact will be mitigated to a level of insignificance by the following measures:

- The applicant shall institute a recycling program to the satisfaction of the Zoning Administrator to reduce the volume of solid waste going to landfills in compliance with the City's goal of a 50% reduction in the amount of waste going to landfills by the year 2,000.
- Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material.

Reference Materials Used

See City's Website and Environmental File for listed referenced materials: www.lacity.org . All addresses and phone numbers can be accessed through the City's website or in the Environmental Review Unit, Room 763.

Seismic Hazards Map - <http://gmw.consrv.ca.gov/shmp/>

Navigate LA - <http://boemaps.eng.ci.la.ca.us/index01.htm>

ZIMAS - www.lacity.org/PLN/

Radius and Vicinity Maps - Environmental file.

Planning and Zoning Code - www.lacity.org/PLN/

DOT ISAF/Site Plan Review Traffic Analysis - Environmental file.

Fish and Wildlife Service <http://endangered.fws.gov/>

Federal Register - http://www.access.gpo.gov/su_docs/aces/aces140.html

CEQA Thresholds Guide, City of Los Angeles - In Room 763

MITIGATED NEGATIVE DECLARATION

PICO GRAMERCY APARTMENTS

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT

INITIAL STUDY AND CHECKLIST

(Article IV — City CEQA Guidelines)

LEAD CITY AGENCY <u>Los Angeles City Planning Dept.</u>		COUNCIL DISTRICT <u>10</u>	DATE <u>8/30/99</u>
PROJECT TITLE/NO. <u>Pio - St. Andrews Apartments</u> <u>EA 990726</u>		CASE NO. <u>E99-0376 (Cuz)(UR)(C)</u>	
PREVIOUS ACTIONS CASE NO. <u>EA 98-0406 (ZV)</u>		<input checked="" type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: <u>Variance for FAR, 78,787 sq. ft.</u> <u>Conditional Use Permit, Commercial Corner, and Site Plan Review to allow</u> <u>construction of four-story, 91-unit apartment building. 49-foot</u> <u>maximum height with three-level, subterranean parking lot, on</u> <u>three, vacant lots with 37,419 sq. ft. total area (0.86 ac.) in the</u> <u>C4-1 zone; removal of seven palm and eucalyptus trees, and</u> <u>expect at 16,900 cubic yards of earth.</u>			
PROJECT LOCATION: <u>3215 W. Pio Blvd.</u> <u>Los Angeles, CA</u>			
PLANNING DISTRICT <u>W. 15th</u>		STATUS: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED date	
EXISTING ZONING <u>C4-1</u>	MAX. DENSITY ZONING	PROJECT DENSITY <u>106</u>	
PLANNED LAND USE & ZONE <u>MF Residential; C4-1</u>	MAX. DENSITY PLAN	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN	
PLAN DENSITY RANGE	PROJECT DENSITY <u>106</u>		

DETERMINATION (to be completed by Lead City Agency)

On the basis of the attached initial study checklist and evaluation:

NEGATIVE DECLARATION	<input type="checkbox"/> I find the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
MITIGATED NEGATIVE DECLARATION	<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED. (See attached condition(s).)
ENVIRONMENTAL IMPACT REPORT	<input type="checkbox"/> I find the proposed project MAY have a significant effect on the environment, and ENVIRONMENTAL IMPACT REPORT is required.

Michael J. [Signature]
SIGNATURE

CITY PLANNING ASSOCIATE
TITLE

INITIAL STUDY CHECKLIST (To be completed by Lead City Agency)

BACKGROUND

PROPOSER NAME <i>Brian Chin, Atriat Consulting Group</i>	PHONE <i>323-856-96</i>
PROPOSER ADDRESS <i>6430 Sunset Boulevard, Ste. 415 Los Angeles, CA 90028</i>	
AGENCY REQUIRING CHECKLIST <i>Los Angeles City Planning Dept.</i>	DATE SUBMITTED <i>8/27/99</i>
PROPOSAL NAME (If applicable) <i>Pico-St. Andrews Apartments</i>	

ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required to be attached on separate sheets.)

	YES	MAYBE	NO
1. EARTH. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?		<input checked="" type="checkbox"/>	
b. Disruptions, displacements, compaction or overcovering of the soil?		<input checked="" type="checkbox"/>	
c. Change in topography or ground surface relief features?.....			<input checked="" type="checkbox"/>
d. The destruction, covering or modification of any unique geologic or physical features?			<input checked="" type="checkbox"/>
e. Any increase in wind or water erosion of soils, either on or off the site?			<input checked="" type="checkbox"/>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?.....			<input checked="" type="checkbox"/>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?....			<input checked="" type="checkbox"/>
2. AIR. Will the proposal result in:			
a. Air emissions or deterioration of ambient air quality?.....		<input checked="" type="checkbox"/>	
b. The creation of objectionable odors?.....			<input checked="" type="checkbox"/>
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?.....			<input checked="" type="checkbox"/>
d. Expose the project residents to severe air pollution conditions?		<input checked="" type="checkbox"/>	
3. WATER. Will the proposal result in:			
a. changes in currents, or the course or direction of water movements, in either marine or fresh waters?.....			<input checked="" type="checkbox"/>
b. Changes in absorption rates, drainage patterns, or the rate and amounts of surface water runoff?.....		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Alterations to the course or flow of flood waters?.....			<input checked="" type="checkbox"/>
d. Change in the amount of surface water in any water body?.....			<input checked="" type="checkbox"/>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			<input checked="" type="checkbox"/>
f. Alteration of the direction or rate of flow of ground waters?.....			<input checked="" type="checkbox"/>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?.....			<input checked="" type="checkbox"/>
h. Reduction in the amount of water otherwise available for public water supplies?			<input checked="" type="checkbox"/>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?			<input checked="" type="checkbox"/>
j. Changes in the temperature, flow, or chemical content of surface thermal springs.			<input checked="" type="checkbox"/>
4. PLANT LIFE. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops and aquatic plants)?.....		<input checked="" type="checkbox"/>	
b. Reduction of the numbers of any unique, rare or endangered species of plants?			<input checked="" type="checkbox"/>
c. Introduction of new species of plants into an area, or is a barrier to the normal replenishment of existing species?			<input checked="" type="checkbox"/>

YES MAYBE NO

5. **ANIMAL LIFE.** Will the proposal result in:

- a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?
- b. Reduction of the numbers of any unique, rare or endangered species of animals?
- c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?
- d. Deterioration to existing fish or wildlife habitat?

_____	_____	✓
_____	_____	✓
_____	_____	✓
_____	_____	✓

6. **NOISE.** Will the proposal result in:

- a. Increases in existing noise levels?
- b. Exposure of people to severe noise levels?

_____	_____	✓
_____	✓	_____

7. **LIGHT AND GLARE.** Will the proposal

- a. Produce new light or glare from street lights or other sources? ...
- b. Reduce access to sunlight of adjacent properties due to shade and shadow

_____	✓	_____
_____	✓	_____

8. **LAND USE.** Will the proposal result in an alteration of the present or planned land use of an area?

_____	_____	✓
-------	-------	---

9. **NATURAL RESOURCES.** Will the proposal result in:

- a. Increase in the rate of use of any natural resources?
- b. Depletion of any non-renewable natural resource?

_____	_____	✓
_____	_____	✓

10. **RISK OF UPSET.** Will the proposal involve:

- a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?
- b. Possible interference with an emergency response plan or an emergency evacuation plan.

_____	✓	_____
_____	_____	✓

11. **POPULATION.** Will the proposal result in:

- a. The relocation of any persons because of the effects upon housing, commercial or industrial facilities?
- b. Change in the distribution, density or growth rate of the human population of an area?

_____	_____	✓
_____	_____	✓

12. **HOUSING.** Will the proposal:

- a. Affect existing housing, or create a demand for additional housing?
- b. Have an impact on the available rental housing in the community?
- c. Result in demolition, relocation or remodeling of residential, commercial, or industrial buildings or other facilities?

_____	_____	✓
_____	_____	✓
_____	_____	✓

13. **Transportation/Circulation.** Will the proposal result in:

- a. Generation of additional vehicular movement?
- b. Effects on existing parking facilities, or demand for new parking? ..
- c. Impact upon existing transportation systems?
- d. Alterations to present patterns of circulation or movement of people and/or goods?
- e. Alterations to waterborne, rail or air traffic?
- f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

_____	✓	_____
_____	✓	_____
_____	✓	_____
_____	_____	✓
_____	_____	✓
_____	✓	_____

14. **PUBLIC SERVICES.** Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- a. Fire protection?
- b. Police protection?
- c. Schools?
- d. Parks or other recreational facilities?
- e. Maintenance of public facilities, including roads?
- f. Other governmental services?

_____	✓	_____
_____	✓	_____
_____	✓	_____
_____	✓	_____
_____	✓	_____
_____	✓	_____

15. **ENERGY.** Will the proposal result in:

- a. Use of exceptional amounts of fuel or energy?
- b. Increase in demand upon existing sources of energy, or require the development of new sources of energy?

_____	_____	✓
-------	-------	---

YES MAYBE NO

16. **ENERGY.** Will the proposal result in:

- a. Use of exceptional amounts of fuel or energy? _____
- b. Significant increase in demand upon existing sources of energy, or require the development of new sources of energy? _____

17. **UTILITIES.** Will the proposal result in a need for new systems, or alterations to the following utilities:

- a. Power or natural gas? _____
- b. Communications systems? _____
- c. Water? _____
- d. Sewer or septic tanks? _____
- e. Storm water drainage? _____
- f. Solid waste and disposal? _____

18. **HUMAN HEALTH.** Will the proposal result in:

- a. Creation of any health hazard or potential health hazard (excluding mental health)? _____
- b. Exposure of people to potential health hazards? _____

19. **AESTHETICS.** Will the proposed project result in:

- a. The obstruction of any scenic vista or view open to the public? _____
- b. The creation of an aesthetically offensive site open to public view? _____
- c. The destruction of a stand of trees, a rock outcropping or other locally recognized desirable aesthetic natural feature? _____
- d. Any negative aesthetic effect? _____

20. **RECREATION.** Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? _____21. **CULTURAL RESOURCES:**

- a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site? _____
- b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object? _____
- c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values? _____
- d. Will the proposal restrict existing religious or sacred uses within the potential impact area? _____

22. **MANDATORY FINDINGS OF SIGNIFICANCE.**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? _____
- b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals. _____
- c. Does the project have impacts which are individually limited, but cumulatively considerable? * _____
- d. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly? _____

* "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

DISCUSSION OF ENVIRONMENTAL EVALUATION

(Attach additional sheets if necessary)

PREPARED BY

TITLE

TELEPHONE

DATE

A. T. D. J. [Signature]

2/3

**INITIAL STUDY ASSESSMENT FORM (ISAF)
FOR TRAFFIC IMPACTS**

EAF Case No. 99-0376 Transmittal Date: 8/30/99

Project Address: 3215 West Pico Boulevard

Between: Gramercy Place & St. Andrews Place

Existing Zones: C4-1 Planned Zones: C4

Project Description: Construction of a 78,787 square foot, 91 unit marketrate apartment building with 120 proposed parking spaces.

Applicant/Agent: Daryoush Dayan / Brian Chin Tel. (323) 856-9631
ISAF Prepared by: City Planning: Charlie Rausch Date: 8/30/99 Tel. (213) 580-55

Preliminary Trip Generation

<u>Land use</u> Proposed Use:	<u>Size</u>	<u>Trip Generation</u>		
		Daily	AM Pk Hr	PM Pk Hr
Apartment (220)	91 units	603	46	56
<u>Previous Use:</u>				
Vacant		—	—	—
NET TRIPS:		603	46	56

POTENTIAL TRANSPORTATION & CIRCULATION IMPACTS:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Not Significant
<input type="checkbox"/> May be Significant
<input type="checkbox"/> May be Cumulative | <u>Traffic Study</u>
<input checked="" type="checkbox"/> Not Required*
<input type="checkbox"/> Is Required
<input type="checkbox"/> May be Required
(See Comments below) | <u>Transportation Ordinance Area</u>
<input type="checkbox"/> Yes
<input checked="" type="checkbox"/> No |
|--|---|--|

- | | Yes | Maybe | No |
|--|-----|-------|----|
| a. Generation of additional vehicular movement ? | ■ | □ | □ |
| b. Effects on existing parking facilities, or demand for new parking ? | □ | ■ | □ |
| c. Impact upon existing transportation systems ? | □ | ■ | □ |
| d. Alterations to present patterns of circulation or movement of people and / or Goods ? | □ | ■ | □ |
| e. Alterations to waterborne, rail or air traffic ? | □ | □ | ■ |
| f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians ? | ■ | □ | □ |
| g. Neighborhood impacts? | □ | ■ | □ |

COMMENTS: A driveway and circulation plan MUST be submitted to LAPDT Construction Services Center Station 23 at 201 N. Figueroa St Suite 300 prior to building permit clearance for review and approval. Telephone (213) 977-6027

* An in-house analysis indicated that there is no significant impact. Traffic study is not required

GT RTT

CONDITIONS OF APPROVAL

1. All other use, height and area regulations of the Municipal Code and all other applicable government/regulatory agencies shall be strictly complied with in the development and use of the property, except as such regulations are herein specifically varied or required.
2. The use and development of the property shall be in substantial conformance with the plot plan submitted with the application and marked Exhibit "A-1", except as may be revised as a result of this action.
3. The authorized use shall be conducted at all times with due regard for the character of the surrounding district, and the right is reserved to the Zoning Administrator to impose additional corrective conditions, if, in the Administrator's opinion, such conditions are proven necessary for the protection of persons in the neighborhood or occupants of adjacent property.
4. Prior to the issuance of any permits relative to this matter, an acknowledgment and agreement to comply with all the terms and conditions established herein shall be recorded in the County Recorder's Office. The agreement shall run with the land and shall be binding on any subsequent owners, heirs or assigns. The agreement must be submitted to the Zoning Administrator for approval before being recorded. After recordation, a copy bearing the Recorder's number and date shall be provided to the Zoning Administrator for attachment to the subject case file.
5. The following conditions were volunteered by the applicant:
 - A. No more than 86 units shall be permitted on the subject site. A minimum of 15% of the subject units shall be set aside for senior housing.
 - B. Code required parking shall be provide on-site.
 - C. No building or structure located on the subject property shall exceed 40 feet in height, as defined by Municipal Code Section 12.03. Further, no portion of the building adjacent to a single family residence shall exceed 2 stories or a maximum height of 25 feet.
 - D. A minimum of 7 foot landscaped buffer shall be provided between the structure on the subject site and the adjacent single family residential uses to the north. A landscaped plan prepared by a licensed Landscape Architect shall be submitted for review and approval by the Zoning Administrator. This condition will not limit the buildable area used to calculate the floor area ratio.
 1. No buildings, structures or projections are permitted within the buffer with the exception of retaining walls and fences.

neighborhood adjoining commercial zones. The requested facilities are ancillary to residential uses and therefore implicitly supported by the General Plan. The granting of this variance will not adversely affect any element of the General Plan.

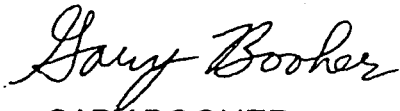
ADDITIONAL MANDATORY FINDINGS

6. The National Flood Insurance Program rate maps, which are a part of the Food Hazard Management Specific Plan adopted by the City Council by Ordinance No. 154,405, have been reviewed and it has been determined that the property is located in Zone C, areas of minimal flooding.
7. On September 8, 1999, the City Planning Department Environmental Staff Advisory Committee (ESAC) issued Mitigated Negative Declaration No. ENV-99-0376-CUZ-ZV-CCR-SPR (Article V - City CEQA Guidelines) and determined that by imposing conditions the impacts could be reduced to a level of insignificance.

On May 6, 2003, the Environmental Review Section of the Department of City Planning determined that since the current application requests a reduced number of units (a reduction of 15 units, from 86 to 71), with subsequent reduction in required parking, the previously issued Mitigated negative Declaration (MND No. 1999-0376) still addresses areas of potential environmental impact for the project as currently proposed.

The reconsideration of the original Mitigated Negative Declaration did not consider the community room facility and children's playground on an additional lot in the RE9-1 Zone. I hereby adopt as my action the reconsideration of Mitigated Negative Declaration No. ENV-99-0376-CUZ-ZV-CCR-SPR as further amended herein to mitigate impacts of the community room facility and children's playground on adjoining residential uses by requiring a wall along property lines adjacent residences. The records upon which this decision is based are with the Environmental Review Section in Room 763, 200 North Spring Street.

8. Fish and Game: The subject project, which is located in Los Angeles County, will not have an impact on fish or wildlife resources or habitat upon which fish and wildlife depend, as defined by California Fish and Game Code Section 711.2.



GARY BOOHER
Associate Zoning Administrator
Direct Telephone No. (213) 978-1308

GB:lmc

cc: Councilmember Martin Ludlow
Tenth District
Adjoining Property Owners
County Assessor

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK

ROOM 395, CITY HALL

LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

PROPOSED
MITIGATED**NEGATIVE DECLARATION**

(Article V — City CEQA Guidelines)

LEAD CITY AGENCY LOS ANGELES CITY PLANNING DEPARTMENT	COUNCIL DISTRICT 10
PROJECT TITLE MND-99-0376-CUZ(ZV)(CCR)(SPR)	CASE NO. ZA 99-0726

PROJECT LOCATION
3215 W. Pico Boulevard; Wilshire

PROJECT DESCRIPTION: Conditional Use Permit, Variance for F.A.R., Commercial Corner and Site Plan Review to allow construction of a four-story, 91-unit apartment building, 78,787 square-feet; 49-foot maximum height, with three-level subterranean parking lot, on three vacant lots with 37,419 square-feet total area (0.86 acre) in the C4-1 zone. Removal of seven palm and eucalyptus trees, and export of 16,900 cubic yards of earth.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
Daryoush Dayan
2222 So. Figueroa Street, #300
Los Angeles, CA 90007

FINDING:


- The City Planning Department of the City of Los Angeles has proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.

(CONTINUED ON PAGE 2)

- SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the responses of the Lead City Agency. The project decisionmaker may adopt this mitigated negative declaration, amend it or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM Michael Needham	TITLE City Planning Associate	TELEPHONE NUMBER (213)580-5549
ADDRESS 221 N. Figueroa Street, Room 1500 Los Angeles, CA 90012	SIGNATURE (Official) Darryl L. Fisher, Chairperson 	DATE 09/08/99

MITIGATED NEGATIVE DECLARATION

CEDAR STREET HOMES

DEPARTMENT OF MENTAL HEALTH

1600 - 9TH STREET

SACRAMENTO, CA 95814

MITIGATED NEGATIVE DECLARATION

LEASE AND REUSE OF AN EXISTING STATE-OWNED BUILDING AT
METROPOLITAN STATE HOSPITAL, NORWALK (LOS ANGELES COUNTY)DEPARTMENT OF MENTAL HEALTH, LESSOR
HOMES FOR LIFE FOUNDATION, LESSEE

Background: The Department of Mental Health proposes to lease Building 305-307 at Metropolitan State Hospital to the Homes for Life Foundation, a private non-profit organization. Metropolitan State Hospital is at 11400 S. Norwalk Boulevard in Norwalk. The building is vacant and is not being used by the Department of Mental Health program. The Homes for Life Foundation proposes to lease and rehabilitate this state-owned building to implement and administer a transitional housing program for homeless, chronically mentally ill individuals in Los Angeles County.

Building 305-307 was constructed c.1920. Since the building is over 50 years old, it qualifies as a state-owned cultural resource. Any plans to alter the building must be reviewed by the State Office of Historic Preservation in accordance with Public Resources Code 5024.5. In addition, since federal funds would be used to develop the project, Section 106 of the National Historic Preservation Act also requires compliance. The stipulations outlined in the Memorandum of Agreement between the U.S. Department of Housing and Urban Development and the California State Historic Preservation Officer (May 1998) satisfy the federal requirements. The purpose of this document is to provide environmental documentation for CEQA compliance.

Project Description: The Homes for Life Foundation proposes to rehabilitate Building 305-307 to provide a transitional housing program for homeless, chronically mentally ill men and women in Los Angeles County. Approximately 38 individuals would be accommodated, along with a staff of approximately 20 persons. Operation of the facility would be 24 hours per day, 7 days a week. Staff would work on schedule of three shifts: 50% (about 10) staff would be on-site from 8AM to 5PM, and the remaining staff (about 10) would be split between the 5PM to midnight and the midnight to 8AM shifts. Staffing would consist of an Administrator and an Administrative Assistant, case managers, psychiatrists, residential aids, a cook, and janitors. There would be fewer than 10 visitors per day associated with the program. New construction may include a covered seating area of approximately 100 square feet to be built on open space adjacent to the building. Parking for vehicles would be provided by existing surface parking areas near the building.

In addition to transitional housing, the Homes for Life Foundation would provide a variety of programs. These programs include:

Accessibility to Community Amenities and Safety. Participants may have access to services on the hospital grounds, including medical and dental services, religious

worship, and adult education. While the grounds offer substantial opportunities for passive recreation, residents would also have the ability to participate in active recreational opportunities in the nearby community.

Resident/Client Participation. Participants in the proposed project would be actively involved in the decision-making and operation of the residential program. Residents would actively participate in home maintenance (cleaning), food preparation and cooking, recreational planning, and self-care (hygiene, personal appearance) with staff assistance provided where necessary.

Housing Search/Placement Assistance. An essential part of the program is the preparation of residents for life following the transitional program. Several permanent housing options are available to graduates of the Homes for Life's transitional program.

The Homes for Life Foundation program would also provide supportive services in the following areas:

Client Assessment and Service Plan Development. All participants would receive assessments and evaluations upon admission and on an on-going basis to monitor areas of deficit and improvement. Participant progress would be monitored on a regular basis through weekly staff meetings, progress notes and regular reviews/updates.

The Homes for Life program staff would provide the following mental health services:

- individual and group therapeutic interventions of a supportive and problem solving nature with the goal of reducing symptoms and functional impairments;
- rehabilitation services to assist in restoring or maintaining daily living skills, social skills, grooming and personal hygiene skills, meal preparation skills, medication compliance, leisure and recreational activities and money management and consumer awareness; and
- case management services to facilitate and establish access to medical, educational, social, prevocational/vocational, rehabilitative, or other needed community services for clients, service delivery and access to services.

In addition, the Homes for Life program would make optimum use of existing programs and services available at the hospital and in the community. Within the community, these services would include job placement services, job training and placement programs matching local employers to qualified mentally ill employees; mental health services (including medication monitoring, crisis intervention, and employment vocational services); and local alcohol and drug recovery programs.

Findings: An Initial Environmental Study (attached) has been prepared to assess the project's potential effects on the environment and the significance of those effects. According to the results of the Initial Environmental Study, the project would not have any significant effects on the environment, with the inclusion of mitigation in the area of cultural resources. This conclusion is supported by the following findings:

1. The proposed project would have no effect on local or regional land use and planning in the City of Norwalk or in the Los Angeles region. The proposed project would provide transitional housing to approximately 38 homeless, chronically mentally ill men and women in Los Angeles County. The relatively small number of staff (20) would not create additional demand for housing. It is likely that the majority of staff would be hired from within the Los Angeles region. There would be a less than significant effect on population and housing as a result of the project.
2. The project involves reuse of an existing building on the grounds of Metropolitan State Hospital. As plans are developed for the rehabilitation, correction of any structural deficiencies would be included to provide adequate seismic safety. There would be no geological problems as a result of the proposed project.
3. There would be a less than significant effect on water quality, hydrology or potential for flooding as a result of the proposed project. Additional surface runoff generated by new pathways to access Building 305-307, and the possible construction of a covered seating area (approximately 100 square feet) built in open space adjacent to the building, would be accommodated by the hospital's existing drainage system.
4. There would be a temporary increase in the number of vehicle trips to Metropolitan State Hospital during the rehabilitation of the building. There would also be a minimal increase in traffic to and from the hospital associated with the small number of additional staff (20) to implement the Homes for Life Foundation program. The 20 staff would be assigned to 3 shifts resulting in a maximum of 15 vehicles entering or leaving the hospital grounds during the morning and evening peak commute periods. These vehicle trips represent a less than significant effect on regional air quality as well as transportation and circulation in the area.
5. The proposed project would have no effect on biological resources or energy and mineral resources.
6. Homes for Life Foundation would develop an emergency preparedness plan that includes an emergency evacuation plan, complementary to that of the hospital, in the event of a natural disaster and/or manmade emergency. The plan shall be reviewed and be acceptable to applicable fire and police agencies.

There would be an investigation to determine the presence of hazardous materials (asbestos and lead-based paint). If hazardous materials were found within the proposed construction area, abatement procedures would comply with all handling, transport and disposal regulations. As a result, the project would have a less than significant effect in the area of potential hazards.

7. There would be a temporary increase in existing noise levels during the construction period for the proposed project. Building 305-307 is vacant, so no relocation of hospital staff or clients would be required. The temporary increase in existing noise levels would represent a less than significant effect.
8. Participants in the proposed project would have access to a variety of public programs and services. However, the small number of participants (38) represents a less than significant demand on existing public programs and services. The proposed project would not increase demand for utilities and services. The hospital's

existing on-site utilities and services are adequate to accommodate the needs generated by the proposed project. The project would have a less than significant effect on public services and no impact on utilities and service systems.

9. The Homes for Life Foundation intends to research original paint colors used on the exterior of the building and use those colors to repaint the exterior of the existing building. The final design for the rehabilitation of the building would comply with the Secretary of the Interior Standards for Rehabilitation of Historic Structures. The proposed seismic retrofit project would have no negative impact on aesthetics.
10. The proposed project involves leasing a state-owned historic building to the Homes for Life Foundation. The Homes for Life Foundation intends to rehabilitate the building to adapt it for reuse in their program to provide transitional housing for chronically mentally ill men and women in Los Angeles County. In order for the State to lease the building to the Homes for Life Foundation, an environmental document must be prepared to comply with CEQA requirements. However, the Homes for Life Foundation does not wish to expend funds for development of detailed architectural drawings for the rehabilitation of the building until a lease is signed. Therefore, it has been agreed that this Mitigated Negative Declaration would provide CEQA compliance, with the following agreement as mitigation. The agreement is that as detailed architectural drawings are developed after the lease is executed, the State Office of Historic Preservation would review the drawings to assure compliance with the Secretary of Interior Standards for Rehabilitation of Historic Buildings. In addition, other interested parties may also request review of the drawings and submit comments for consideration. To receive a copy of the plans for the proposed project, submit a written request to the contact person (see Section G of the attached Initial Environmental Study) within the 30-day public review period for this document.

The opportunity for review of the proposed plans by the State Office of Historic Preservation, as well as by other interested parties, would provide mitigation to assure public review of the complete project, as well as assure that the plans comply with the Secretary of Interior Standards for Rehabilitation of Historic Buildings.

11. The transitional housing portion of the Homes for Life Foundation's program would be entirely within the grounds of the Metropolitan State Hospital. However, program participants would have the opportunity to use recreational facilities in the nearby community. The number of program participants (approximately 38) would represent a less than significant impact on recreational resources.

CLARK ROAD AVENUE

PROJECT SITE

METROPOLITAN
PLOT PLAN

BENCH MARK:
BY 7265-1961
2-BA-RES869
Elevation 113.78
45' E. of Norfolk Blvd. &
40' S. of Fourth St. 1
See map in room 111, City

CLARK ROAD AVENUE

METROPOLITAN STATE HOSPITAL PLOT PLAN

2	10/10/10	10/10/10
3	10/10/10	10/10/10
4	10/10/10	10/10/10
5	10/10/10	10/10/10
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96	10/10/10	10/10/10
97		

James Earl Ray
Date 1/2/72

BENCH MARK:
BY7285-1961
2-9A-AE5869
Elevation 113.78
45' E. of Norfolk Blvd.
40' S. of Fourth St.
See map in room #11, City Hall.

A copy of the Initial Environmental Study is attached. Questions about this Mitigated Negative Declaration and the Initial Environmental Study may be addressed to:

Carol Guilbault, Associate Environmental Planner
Department of General Services
Real Estate Services Division
Professional Services Branch, Environmental Section
400 R Street, Suite 5000
Sacramento, CA 95814
(916) 322-6945

Date:

June 15, 1998

Signed:

Harry R. Booth
Harry R. Booth, Chief
Hospital Operations

INITIAL ENVIRONMENTAL STUDY CHECKLIST

Project Title: Lease and Reuse of an Existing State-owned Building at
Metropolitan State Hospital, Norwalk (Los Angeles County)

Department of Mental Health, Lessor
Homes for Life Foundation, Lessee

Date: June 1998

BACKGROUND

A. Name of Project:

Lease and reuse of an existing State-owned Building at Metropolitan State Hospital in Norwalk (Los Angeles County).

Department of Mental Health, Lessor
Homes for Life Foundation, Lessee

B. Project Location:

Metropolitan State Hospital is at 11400 S. Norwalk Boulevard in the City of Norwalk, within the greater Los Angeles urbanized area. The proposed project involves the rehabilitation and reuse of a vacant state-owned building within the grounds of the hospital (Building 305-307).

C. Project Description:

The Department of Mental Health proposes to lease Building 305-307 at Metropolitan State Hospital to the Homes for Life Foundation, a private non-profit organization. The building is vacant and is not being used by the Department of Mental Health program. The Homes for Life Foundation proposes to lease and rehabilitate this state-owned building to implement and administer a transitional housing program for homeless, chronically mentally ill individuals in Los Angeles County.

Building 305-307 was constructed c. 1920. Since the building is over 50 years old, it qualifies as a state-owned cultural resource. Any plans to alter the building must be reviewed by the State Office of Historic Preservation in accordance with Public Resources Code 5024.5. In addition, since federal funds would be used to develop the project, Section 106 of the National Historic Preservation Act also requires compliance. The stipulations outlined in the Memorandum of Agreement between the U.S. Department of Housing and Urban Development and the California State Historic Preservation Officer (May 1998) satisfy the federal requirements. The purpose of this document is to provide environmental documentation for CEQA compliance.

Approximately 38 individuals, both men and women, would be provided transitional housing and assistance programs. Approximately 20 staff would be required to operate the facility 24 hours per day, 7 days a week. Staff would work on schedule of three shifts: 50% (about 10) staff would be on-site from 8AM to 5PM, and the remaining staff (about 10) would be split between the 5PM to midnight and the midnight to 8AM shifts. Staffing would consist of an Administrator and an Administrative Assistant, case managers, psychiatrists, residential aids, a cook and janitors. There would be fewer than 10 visitors per day associated with the program. A covered seating area of approximately 100 square feet may be constructed in open space adjacent to the building. Parking for vehicles would be provided by existing surface parking areas near the building.

In addition to transitional housing, the Homes for Life Foundation would provide a variety of programs for participants. These programs include:

Accessibility to Community Amenities and Safety. Participants may have access to services on the hospital grounds, including medical and dental services, religious worship, and adult education. While the grounds offer substantial opportunities for passive recreation, residents would also have the ability to participate in active recreational opportunities in the nearby community.

Resident/Client Participation. Participants of the proposed project would be actively involved in the decision-making and operation of the residential program. Residents would actively participate in home maintenance (cleaning), food preparation and cooking, recreational planning, and self-care (hygiene, personal appearance) with staff assistance provided where necessary.

Housing Search/Placement Assistance. An essential part of the program is the preparation of residents for life following the transitional program. Several permanent housing options are available to graduates of the Homes for Life's transitional program.

The Homes for Life Foundation program would also provide supportive services in the following areas:

Client Assessment and Service Plan Development. All participants would receive assessments and evaluations upon admission on an ongoing basis to monitor areas of deficit and improvement. Client progress would be monitored on a regular basis through weekly staff meetings, progress notes and regular reviews/updates.

The Homes for Life program staff would provide the following mental health services:

- individual and group therapeutic interventions of a supportive and problem solving nature with the goal of reducing symptoms and functional impairments;
- rehabilitation services to assist in restoring or maintaining daily living skills, social skills, grooming and personal hygiene skills, meal preparation skills, medication compliance, leisure and recreational activities and money management and consumer awareness; and
- case management services to facilitate and establish access to medical, educational, social, prevocational/vocational, rehabilitative, or other needed community services for clients; service delivery and access to services.

In addition, the Homes for Life program would make optimum use of existing programs and services available at the hospital and in the community. Community resources would include job placement services, job training and placement programs matching local employers to qualified mentally ill employees; mental health services (including medication monitoring, crisis intervention, and employment vocational services); and local alcohol and drug recovery programs.

D. Project Purpose:

The purpose of the proposed Homes for Life project is to provide much needed transitional housing and assistance to homeless, chronic mentally ill men and women in

the Los Angeles area. The vacant building on the grounds of Metropolitan State Hospital (Building 305-307) provides an appropriate regional location within a hospital setting. The program would also provide the opportunity to rehabilitate an existing unused historic building (c. 1920), and return it to its historic appearance.

E. Project Setting:

The setting for the proposed Homes for Life Foundation project is a building within the grounds of Metropolitan State Hospital in the City of Norwalk. Norwalk is approximately 15 miles east of the City of Los Angeles, and is part of the greater urbanized Los Angeles region. The land uses in the area around the hospital are a mix of residential, commercial, and light industrial activities. The hospital occupies campus-like setting of approximately 160 acres, including large grassy open areas, mature trees and landscaping.

F. Alternatives to the Proposed Project:

The Homes for Life Foundation, as a private non-profit organization, seeks to provide transitional housing for homeless, chronically mentally ill people. The opportunity to lease and reuse a vacant state-owned building within the grounds of the Metropolitan State Hospital in Norwalk is ideal for such a program. The relatively quiet campus-like setting provides open space and a restful atmosphere often needed by program participants. The hospital is also able to conveniently provide needed medical and dental services. The Department of Mental Health is also leasing the building to the Homes for Life Foundation at an affordable cost.

Alternatives to leasing the state-owned building at Metropolitan State Hospital include leasing privately owned existing space, or purchasing property and building a new facility.

Leasing privately owned existing space. The process to establish a program such as the proposed Homes for Life project is time consuming. It involves the process of applying for grants to fund the program, and many lessors do not wish to hold vacant buildings while this lengthy process is completed. In addition, it is difficult to find appropriate facilities to lease for the program. There are often restrictive zoning regulations for establishment of a program such as the Homes for Life project, and the need for low cost affordable space severely limits available options.

Purchase property and build a new facility. The alternative to purchase property and build a new facility is limited in much the same manner as described above. Restrictive zoning regulations, the high cost for purchase of property, plus costs for new construction make this alternative infeasible for a program such as the proposed Homes for Life project.

G. Name, Address and Telephone Number of Contract Person:

Carol Guilbault, Associate Environmental Planner
Department of General Services
Real Estate Services Division, Environmental Section
400 R Street, Suite 5000
Sacramento, CA 95814

(916) 322-6945

H. Lead Agency:

State of California
Department of Mental Health
Sacramento, CA

I. Trustee Agency:

State of California
Office of Historic Preservation
Sacramento, CA

Homes for Life

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|--|
| <input type="checkbox"/> Land Use and Planning | <input checked="" type="checkbox"/> Transportation/Circulation | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Utilities and Service Systems |
| <input type="checkbox"/> Geological Problems | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Aesthetics |
| <input checked="" type="checkbox"/> Water | <input checked="" type="checkbox"/> Hazards | <input checked="" type="checkbox"/> Cultural Resources |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.

☒

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐

Homes for Life

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project. □

Carol Guilbault
Signature

June 5, 1998
Date

Carol Guilbault
Printed Name

Assoc. Environmental Planner
Title

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	LAND USE AND PLANNING. Would the proposal:				
a)	Conflict with general plan designation or zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be incompatible with existing land use in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project is within the grounds of Metropolitan State Hospital. The purpose of the project would be to provide transitional housing for homeless, chronically mentally ill men and women in the Los Angeles County area. The project would be beneficial by providing transitional housing and programs to assist the homeless within the setting of Metropolitan State Hospital. The project would have no negative impact on land use in Norwalk, or on regional planning in the Los Angeles area.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	POPULATION AND HOUSING. Would the proposal:				
a)	Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project would provide transitional housing and assistance programs for approximately 38 homeless and mentally ill men and women. About 20 staff would be involved in the Homes for Life program, the majority of whom would be hired from within the Los Angeles area. This small number of staff would have no impact on population or create a demand for additional housing in the area.

III.	GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:				
a)	Fault rupture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Seismic ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Seiche, tsunami, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Landslides or mudflows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Homes for Life

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Subsidence of the land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Unique geologic or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The Homes for Life project would use an existing vacant building within the grounds of the Metropolitan State Hospital (Building 305-307). The building was constructed c. 1920, and as final plans are developed for the proposed project, any structural deficiencies of the building would be corrected to provide adequate seismic safety. No geologic problems would occur as a result of the proposed project.

IV. WATER. Would the proposal result in:

a)	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exposure of people or property to water related hazards such as flooding?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Changes in currents, or the course or direction of water movements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Altered direction or rate of flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Impacts to groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Substantial reduction in the amount of groundwater otherwise available for public water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed rehabilitation of Building 305-307 would include paving new pathways to access the building and may include construction of a covered seating area (approximately 100 square feet) in open space adjacent to the building. These pathways and seating area would create additional impermeable surfaces, but would have a less than significant effect on absorption rates, drainage patterns, or surface runoff. Any additional runoff generated by the new pathways and seating area can be accommodated by the hospital's existing drainage system.

V. AIR QUALITY. Would the proposal:

a)	Violate any air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Expose sensitive receptors to pollutants?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Alter air movement, moisture, or temperature, or cause any change in climate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed project would involve rehabilitation of an existing building within the grounds of Metropolitan State Hospital. There could be some temporary disturbances of soils or generation of dust during the construction period, but the square footage of the project (11,600 square feet) does not meet the South Coast Air Quality Management District's minimum size threshold to require assessment of air quality impacts. To minimize effects on air quality, construction equipment would be maintained to reduce exhaust emissions, and workers would be encouraged to carpool to the site. The temporary effects on air quality during the construction period would be less than significant, as would the commute patterns generated by the small number of staff (20) associated with the proposed project when it becomes operational.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI.	TRANSPORTATION/CIRCULATION.				
	Would the proposal:				
a)	Increased vehicle trips or traffic congestion:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Insufficient parking capacity on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Hazards or barriers for pedestrians or bicyclists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Rail, waterborne, or air traffic impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Homes for Life

Discussion:

The proposed project would result in a temporary increase in the number of vehicle trips to Metropolitan State Hospital during the construction period. To minimize effects on traffic and circulation, workers would be encouraged to carpool to the site. The staging area for construction can be accommodated adjacent to Building 305-307, and the need for additional parking can be accommodated by existing surface parking areas near the building.

When the proposed Homes for Life project becomes operational, approximately 20 staff would be associated with the program. About 10 of these staff would be working the 8AM to 5PM shift, and the remaining 10 staff would be split between the 5PM to midnight and midnight to 8AM shifts. With a maximum of 15 staff entering and leaving the hospital grounds during peak commute hours, the effects on transportation and circulation in the area would be less than significant.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	BIOLOGICAL RESOURCES.				
	Would the proposal result in impacts to:				
a)	Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Locally designated species (e.g. heritage trees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Locally designated natural communities (e.g. oak forest, coastal habitat, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Wetland habitat (e.g. marsh, riparian and vernal pool)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Wildlife dispersal or migration corridors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The construction activities associated with the proposed project would be primarily in the interior of Building 305-307. Exterior work would involve cleaning and painting, window repairs or replacements, and installing additional pathways to access the building. There would be no impact on any sensitive biological resources.

Homes for Life

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

III. ENERGY AND MINERAL RESOURCES.

Would the proposal result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Use non-renewable resources in a wasteful and inefficient manner? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

The proposed rehabilitation of Building 305-307 would allow reuse of an existing structure as opposed to using resources to construct a new facility for the Homes for Life project. The proposed project would have no impact on energy or mineral resources.

HAZARDS. Would the proposal involve:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Possible interference with an emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Exposure of people to existing sources of potential health hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Increased fire hazard in areas with flammable brush, grass, or trees? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Homes for Life

Discussion:

The Homes for Life Foundation would be responsible for the development of an emergency preparedness plan. This plan shall include an emergency evacuation plan, which should be complementary to that of Metropolitan State Hospital, in the event of a natural disaster and/or manmade emergency. The plan shall be reviewed and be acceptable to applicable fire and police agencies.

The proposed rehabilitation and reuse of Building 305-307 has the potential to create exposure to lead-based paints and asbestos. As the final plans are developed for the project, testing would be done to discover areas where lead-based paint and asbestos occur. The proposed project would include procedures for any required abatement or containment of hazardous materials, and would comply with hazardous materials handling, transport and disposal regulations to reduce effects to a less than significant level.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE. Would the proposal result in:				
a) Increases in existing noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose of people to severe noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

There would be a temporary increase in existing daytime noise levels during the construction period of the proposed project. Building 305-307 is currently vacant, so there would be no relocation of staff or clients required. The majority of the work would be on the interior of the building, and the temporary increase in noise levels would represent a less than significant effect.

I. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Homes for Life

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The proposed Homes for Life program would provide transitional housing and assistance programs for approximately 38 homeless, chronically mentally ill men and women. In addition to the program assistance provided by Homes for Life, the program participants would also have access to medical and dental services and religious worship facilities provided by Metropolitan State Hospital. In addition to these on-site services, program participants would make use of existing programs and services available in the community. Examples of such services include the Mental Health Advocacy and Legal Aid Foundation of Los Angeles, as well as classes offered through a variety of public service agencies in the areas of job training and placement programs matching local employers to qualified mentally ill employees. The additional demand for public services generated by the 38 men and women served by the Homes for Life program would represent a less than significant effect on public services.

II. UTILITIES AND SERVICE SYSTEMS.

Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

a)	Power or natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Local or regional water treatment or distribution facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Sewer or septic tanks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Solid waste disposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Local or regional water supplies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Homes for Life

Discussion:

The Homes for Life Foundation's program involves reuse of a vacant building at Metropolitan State Hospital. All existing service systems are adequate to accommodate the proposed project. There would be no effect on utilities and service systems as a result of the proposed project.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AESTHETICS.					
Would the proposal:					
a)	Affect a scenic vista or scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Have a demonstrable negative aesthetic effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Create light or glare?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The proposed rehabilitation of the historic Building 305-307 would be designed to minimize effects on the historic architectural aesthetics of the building. Minimal exterior work would be required, and the Homes for Life Foundation intends to research original paint colors used on the building and repaint the exterior to match the original color scheme. The rehabilitation of the building would comply with the Secretary of Interior Standards for Rehabilitation of Historic Structures. The proposed project would have no negative impact on aesthetics.

IV. CULTURAL RESOURCES.

Would the proposal:

a)	Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Disturb archaeological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Affect historical resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Have the potential to cause a physical change which would affect unique ethnic cultural values?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Building 305-307 at Metropolitan State Hospital was constructed c. 1920, and since it is over 50 years old, is a state-owned cultural resource. As required by Public Resources Code Section 5024.5, the State Office of Historic Preservation (SHPO) has been consulted regarding the rehabilitation and reuse of the building by the Homes for Life Foundation. As a result of consultation with SHPO, an agreement has been reached that would allow the Homes for Life Foundation sign a lease with the Department of Mental Health without having prepared detailed architectural plans for the project. This Mitigated Negative Declaration provides the required CEQA compliance so a lease can be executed. As mitigation, SHPO would have the opportunity to review and comment on plans as they are prepared to assure compliance with the Secretary of Interior Standards for Rehabilitation of Historic Structures. In addition, other interested parties may also request review of the plans and submit comments. To receive a copy of the plans for the proposed project, submit your written request to the contact person shown in Section F of this Initial Environmental Study Checklist. The request should be received within the 30-day public review period for this document.

The opportunity for review of the proposed Home for Life Foundation plans by the State Office of Historic Preservation, as well as by other interested parties, would assure a complete review of the proposed project, as well as assure that the plans comply with the Secretary of Interior Standards for Rehabilitation of Historic Structures. The potential effect on this cultural resource would be less than significant.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
V. RECREATION. Would the proposal:				
a) Increase the demand for neighborhood or regional parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect existing recreational opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The transitional housing portion of the Homes for Life Foundation program would be entirely within the grounds of the Metropolitan State Hospital. However, program participants would have the opportunity to use recreational facilities in the nearby community. The number of program participants (approximately 38) would represent a less than significant impact on recreational resources.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. MANDATORY FINDINGS OF SIGNIFICANCE.					
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

NEGATIVE DECLARATION

PACIFIC HOUSING

Notice of Exemption

To:

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

☒ Los Angeles, County Clerk
Environmental Filings
12400 E. Imperial Hwy. #1101
Norwalk, CA 90650
Attn: Ricky Jordan

FILED

SEP 23 2003

CONNIE B. THOMPSON, COUNTY CLERK
Tracy Hoggan
I. DOGGANS DEPUTY

From: City of Monterey Park Planning
320 W. Newmark Avenue
Monterey Park, CA 91754

ORIGINAL FILED

SEP 23 2003

Project Title: Pacific Housing Development – Group Home
Project Location - Specific: 322 E. Newmark Avenue
Project Location - City: Monterey Park
Project Location - County: Los Angeles

Description of Project:

Convert existing multiple-family residential units into a group home and supportive independent living housing. The existing units will remain basically the same from a structural standpoint, but will have limited upgrades such as plumbing, electrical, exterior finish and paint.

Name of Public Agency Approving Project: City of Monterey Park
Name of Person or Agency Carrying Out Project: LTSC Community Development Corporation

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☒ Categorical Exemption. State type and section number: Class 1
☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The project has been determined to be a Class 1 Categorical Exemption pursuant to the California Environmental Quality Act of 1970, as amended. This project is for the maintenance and minor alteration of existing private structures, involving negligible or no expansion of the use.

Lead Agency Contact Person: Ray Hamada Telephone (626) 307-1315

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: *Ray Hamada* Date: September 10, 2003 Title: Planning Manager

- ☒ Signed by Lead Agency Date received for filing at OPR:
☐ Signed by Applicant

NEGATIVE DECLARATION

SIERRA MADRE SENIOR HOUSING

City of Sierra Madre
DRAFT NEGATIVE DECLARATION
SIERRA MADRE SENIOR HOUSING SPECIFIC PLAN



Project: Sierra Madre Senior Housing Specific Plan

Location: 70, 78, 84, 86, 94 and 100 Esperanza Avenue, City of Sierra Madre,
County of Los Angeles, California

Project Proponent: City of Sierra Madre

Project Description: The proposed Sierra Madre Senior Housing Specific Plan (the "Specific Plan ") site encompasses 1.4 acres of land located on the southside of Esperanza Avenue between Hermosa Avenue and Baldwin Avenue in the City of Sierra Madre.

This Specific Plan shall permit the use of the site for 46 affordable senior housing units and six units of multiple-family rental housing. The senior housing component encompasses 1.05 acres and will include a 46-parking space subterranean garage, lounge area, mezzanine, administrative office, library, garden and courtyard. The six-unit multiple-family housing development encompasses 0.35 acres and will include 14 parking spaces and a 20-foot wide easement that will be use as a driveway and emergency access route to the rear of the Specific Plan site.

Existing Condition: The Specific Plan site is designated in the City's General Plan for Residential Medium/High Density with corresponding zoning of R-3. The Specific Plan site currently includes six single-family units. The properties adjacent to the project site include both single-family units and apartment complexes. The Sierra Madre City Hall is located less than one-quarter miles northwest of the project site and the commercial corridor along Sierra Madre Boulevard is located approximately 500 feet to the north of the site.

Summary of Impacts: Attached is the Initial Study prepared for the Sierra Madre Senior Housing Specific Plan. According to the Initial Study, implementation of the proposed Specific Plan could not have a significant effect on the environment and no mitigation measures have been identified. Therefore, a Negative Declaration is prepared. Please review the Initial Study for more detail information.

Availability of Document:

Complete copies of the Draft Negative Declaration and Initial Study are on file at the Sierra Madre City Hall, 232 West Sierra Madre Boulevard, Sierra Madre, California 91024. Please contact the Development Services Department of the City of Sierra Madre if you wish to view these documents at (626) 355-7135.

Findings:

In accordance with the City of Sierra Madre policies regarding implementation of the California Environmental Quality Act, the Lead Agency has conducted the Initial Study attached hereto and incorporated herein by reference to determine whether the proposed project may have a significant adverse effect on the environment.

On the basis of the Initial Study, the City of Sierra Madre hereby finds:

- ☒ The proposed project would not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report.
- ☐ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the mitigation measure described in the attached Initial Study have been added to the project and will reduce any such effects to a level of insignificance. An Environmental Impact Report is therefore not required.

Notice:

This document is an information document about environmental effects and is provided for public review. The decision-making body will review this document before considering the proposed project.

This Draft Negative Declaration may become final unless written comments or an appeal is received by the office listed above by 5:00 p.m. on June 20, 2002. If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

Kurt E. Christiansen
Signature

May 30, 2002
Date

Kurt E. Christiansen
Printed Name

Director of Development Services
Title

City of Sierra Madre

ENVIRONMENTAL INITIAL STUDY/CHECKLIST

Sierra Madre Senior Housing Specific Plan

1.0 ENVIRONMENTAL CHECKLIST

A. Project Title:

Sierra Madre Senior Housing Specific Plan

B. Lead Agency Name and Address:

City of Sierra Madre
232 W. Sierra Madre Boulevard
Sierra Madre, CA 91024

C. Contact Person and Phone Number:

Kurt Christiansen
Development Services Director
626-355-7135

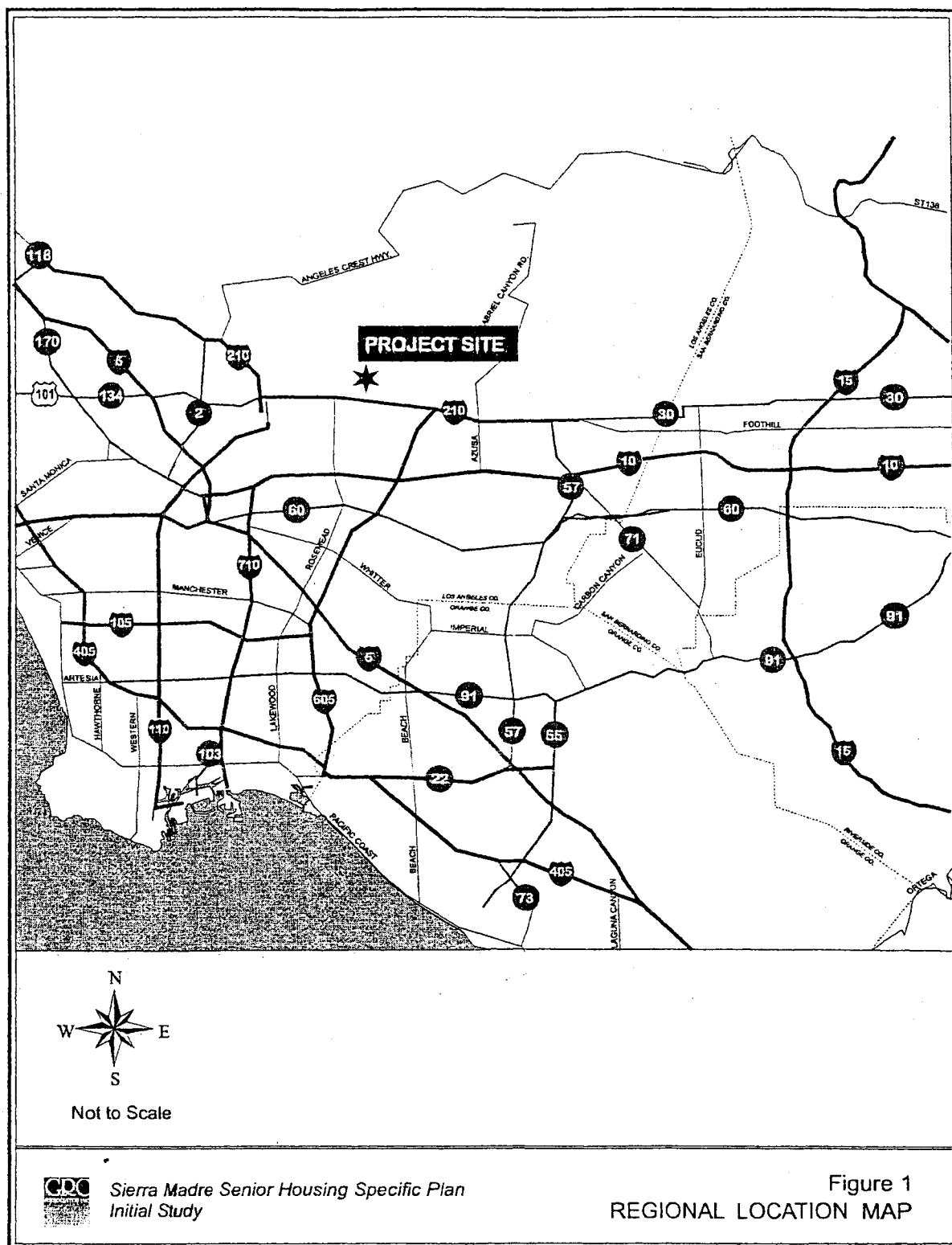
D. Project Location:

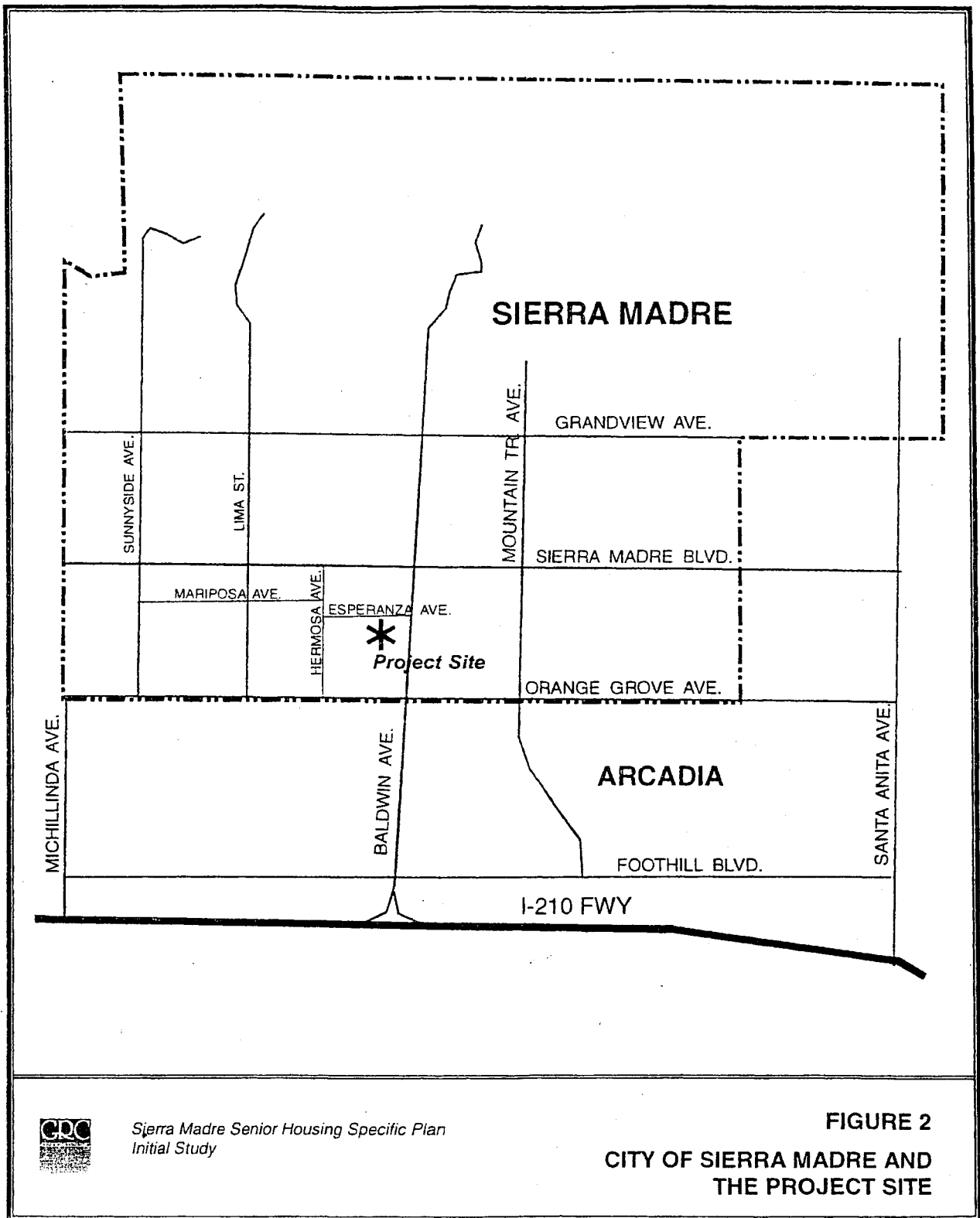
The project site is in the City of Sierra Madre which is located along the foothills of the San Gabriel Mountains in Los Angeles County. The City is located approximately 15 miles northeast of downtown Los Angeles. Regional access to the City is by the Foothill (I-210) Freeway. Figure 1 presents the project site from a regional perspective.

The 1.4-acre project site includes six parcels of land (APNs 5767-039-016, 5767-039-017, 5767-039-018, 5767-039-019, 5767-039-020, 5767-039-021) located on Esperanza Avenue between Hermosa Avenue and Baldwin Avenue. The current addresses of the six project properties are 70, 78, 84, 86, 94 and 100 Esperanza Avenue. Figure 2 shows the location of the project site within the City of Sierra Madre and Figure 3 shows the project site parcels.

E. Project Sponsor's Name and Address:

City of Sierra Madre
232 W. Sierra Madre Boulevard
Sierra Madre, CA 91024





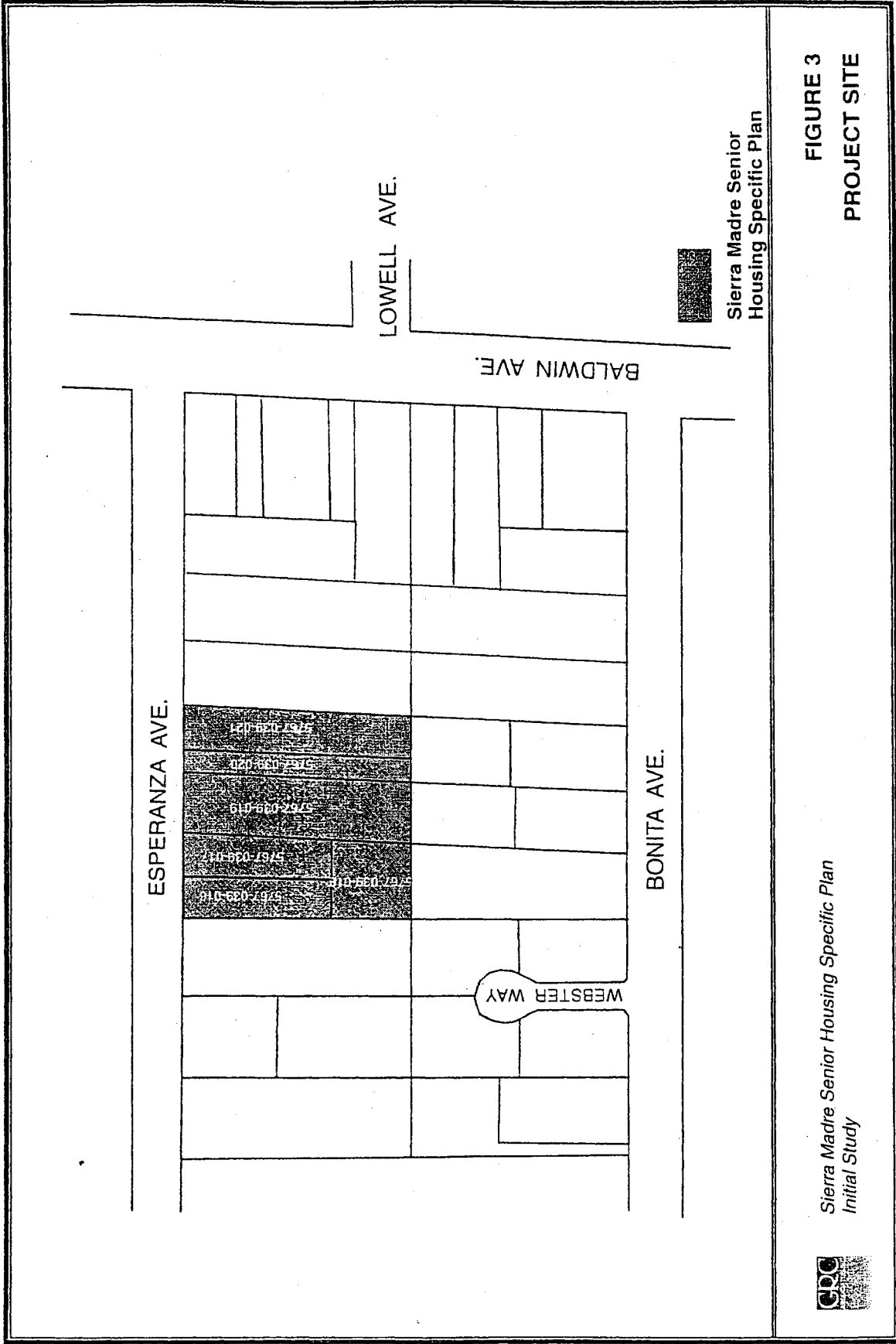


FIGURE 3
PROJECT SITE

Sierra Madre Senior Housing Specific Plan
Initial Study



F. General Plan Designation:

Medium/High Density Residential

G. Zoning:

Multiple Family Residential Zone (R-3)

H. Description of Project:

The proposed project entails the adoption of the Sierra Madre Senior Housing Specific Plan which will allow the development of a 46-unit senior citizen housing project and a six-unit multiple-family housing development in the City of Sierra Madre. The project site, which encompasses 1.4 acres of land, is located on the southside of Esperanza Avenue between Hermosa Avenue and Baldwin Avenue.

The project, when implemented, will provide needed affordable senior citizen housing and market-rate housing in the area. The project will include standards and guidelines that will allow the development a three-story senior housing complex that includes a maximum of 43 one-bedroom units and 3 two-bedroom units, lounge, mezzanine, administrative office, a garden and courtyard, and 46 parking spaces in its subterranean garage. The one-bedroom units shall have a minimum floor area of 500 square feet and the two-bedroom units shall have a minimum of 750 square feet. Access to the Senior Housing component of the proposed project site shall include two entrances on Esperanza Avenue with one entrance having access to the subterranean parking garage.

The second component of the Specific Plan includes the development of six multiple-family units and 14 parking spaces. Each unit will be two stories with two to three bedrooms. In addition, a 20-foot wide easement will be located along the western edge of the property which will allow emergency access from Esperanza Avenue to the rear of the Specific Plan site.

Project implementation will necessitate the demolition of the six existing single-family residential units that occupy the site. The site plans included as Exhibit A illustrates the site design of the project's four-level senior housing (subterranean garage and three stories above ground level) and the multiple-family development. The maximum building coverage shall be 55 percent of the site and the landscaped area shall comprise a minimum of 15 percent of the total project site.

I. Surrounding Land Uses and Setting:

The project site is designated in the City's General Plan for Medium/High Density Residential with corresponding zoning of R-3. The project site currently includes six single-family units. The properties adjacent to the project site include both single-family units and apartment complexes. The Sierra Madre City Hall is located less than one-quarter miles northwest of the project site and the commercial corridor along Sierra Madre Boulevard is located approximately 500 feet to the north of the site.

J. Other Agencies Whose Approval is Required (e.g., permits, financing approval, or participation agreement):

City of Sierra Madre and the Sierra Madre Redevelopment Agency

K. References

Preliminary determinations on environmental issues have been evaluated based on the references listed below. As appropriate, each response to an environmental issue references a relevant source. Copies of each key source identified below are available to the public for review at the City Planning Department counter.

1. City of Sierra Madre General Plan, 1996 (Available at City)
2. Sierra Madre General Plan Environmental Impact Report, 1996 (Available at the City)
3. Sierra Madre Senior Housing Site Plans (EXHIBIT A)
4. Report of Geotechnical Investigation, R.T. Frankian & Associates, 2001 (EXHIBIT B)
5. Phase I Environmental Site Assessment, Earth Tech, 2001 (EXHIBIT C)
6. Traffic Study and Parking Analysis, Rafiq & Associates, 2002 (EXHIBIT D)
7. Arborist Report, Jim Borer, 2001 (EXHIBIT E)

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Geologic Problems |
| <input type="checkbox"/> Water | <input type="checkbox"/> Air Quality | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Energy and Mineral Resources | <input type="checkbox"/> Hazards |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Public Services | <input type="checkbox"/> Utilities and Service System |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Recreation |
| | <input type="checkbox"/> Mandatory Findings of Significance | |

Determination

On the basis of this initial evaluation:

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects a) have been analyzed adequately in an earlier MITIGATED NEGATIVE DECLARATION pursuant to applicable standards and b) have been avoided or mitigated pursuant to that earlier MITIGATED NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project.

Kurt E Christiansen

Signature

May 30, 2002

Date

Kurt E Christiansen

Printed Name

Director of Development Services
For City of Sierra Madre

Issues and Supporting Information Sources

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

I. LAND USE AND PLANNING. *Would the proposal:*

- | | | | | |
|--|-------|-------|-------|-------|
| a. Conflict with any applicable land use plan, policy or regulation of the City including the general plan, specific plan or zoning code, adopted for the purpose of avoiding or mitigating an environmental effect? | _____ | _____ | ✓ | _____ |
| b. Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project? | _____ | _____ | _____ | ✓ |
| c. Be incompatible with existing land use in the vicinity? | _____ | _____ | ✓ | _____ |
| d. Affect agricultural resources or operations (e.g., impacts to soils or farmlands, or impacts from incompatible land uses)? | _____ | _____ | _____ | ✓ |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | _____ | _____ | ✓ | _____ |

II. POPULATION AND HOUSING. *Would the proposal:*

- | | | | | |
|--|-------|-------|-------|-------|
| a. Cumulatively exceed official regional or local population projections? | _____ | _____ | ✓ | _____ |
| b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? | _____ | _____ | _____ | ✓ |
| c. Displace existing housing, especially affordable housing? | _____ | _____ | ✓ | _____ |

III. GEOLOGIC PROBLEMS. *Would the proposal result in or expose people to potential impacts involving:*

- | | | | | |
|--|-------|-------|-------|-------|
| a. Fault rupture? | _____ | _____ | ✓ | _____ |
| b. Seismic ground shaking? | _____ | _____ | ✓ | _____ |
| c. Seismic ground failure, including liquefaction? | _____ | _____ | ✓ | _____ |
| d. Seiche, tsunami, or volcanic hazard? | _____ | _____ | _____ | ✓ |
| e. Landslides or mudflows? | _____ | _____ | ✓ | _____ |
| f. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? | _____ | _____ | ✓ | _____ |

<u>Issues and Supporting Information Sources</u>	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
g. Subsidence of the land?	_____	_____	✓	_____
h. Expansive soils?	_____	_____	_____	✓
i. Unique geologic or physical features?	_____	_____	_____	✓
IV. WATER. <i>Would the proposal result in:</i>				
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	✓	_____
b. Exposure of people or property to water related hazards such as flooding?	_____	_____	✓	_____
c. Discharge into surface waters or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)?	_____	_____	✓	_____
d. Changes in the amount of surface water in any water body?	_____	_____	✓	_____
e. Changes in currents, or the course or direction of water movements?	_____	_____	_____	✓
f. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater?	_____	_____	✓	_____
g. Altered direction or rate of flow of groundwater?	_____	_____	_____	✓
h. Impacts to groundwater quality?	_____	_____	✓	_____
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?	_____	_____	✓	_____
V. AIR QUALITY. <i>Would the proposal:</i>				
a. Violate any air quality standard or contribute to an existing or projected air quality violation?	_____	_____	✓	_____
b. Expose sensitive receptors to pollutants?	_____	_____	✓	_____
c. Alter air movement, moisture, or temperature, or cause any change in climate?	_____	_____	_____	✓
d. Create objectionable odors?	_____	_____	✓	_____

Issues and Supporting Information Sources

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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VI. TRANSPORTATION/CIRCULATION. *Would the proposal result in:*

- | | | | | |
|--|-------|-------|-------|-------|
| a. Increased vehicle trips or traffic congestion? | _____ | _____ | ✓ | _____ |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | _____ | _____ | _____ | ✓ |
| c. Inadequate emergency access or access to nearby uses? | _____ | _____ | ✓ | _____ |
| d. Insufficient parking capacity on-site or off-site? | _____ | _____ | ✓ | _____ |
| e. Hazards or barriers for pedestrians or bicyclist? | _____ | _____ | ✓ | _____ |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | _____ | _____ | _____ | ✓ |
| g. Rail, waterborne or air traffic impacts? | _____ | _____ | _____ | ✓ |

VII. BIOLOGICAL RESOURCES. *Would the proposal result in impacts to:*

- | | | | | |
|--|-------|-------|-------|-------|
| a. Endangered, threatened, or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? | _____ | _____ | ✓ | _____ |
| b. Locally designated species (e.g., heritage trees)? | _____ | _____ | ✓ | _____ |
| c. Locally designated natural communities (e.g., oak forest, coastal habitat, etc.)? | _____ | _____ | ✓ | _____ |
| d. Wetland habitat (e.g., marsh, riparian, and vernal pool)? | _____ | _____ | _____ | ✓ |
| e. Wildlife dispersal or migration corridors? | _____ | _____ | _____ | ✓ |

VIII. ENERGY AND MINERAL RESOURCES. *Would the proposal:*

- | | | | | |
|---|-------|-------|-------|-------|
| a. Conflict with adopted energy conservation plans? | _____ | _____ | _____ | ✓ |
| b. Use non-renewable resources in a wasteful and inefficient manner? | _____ | _____ | ✓ | _____ |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents to the State. | _____ | _____ | _____ | ✓ |

Issues and Supporting Information Sources

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
IX. HAZARDS. <i>Would the proposal involve:</i>				
a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals, or radiation)?	_____	_____	✓	_____
b. Possible interference with an emergency response plan or emergency evacuation Plan?	_____	_____	_____	✓
c. The creation of any health hazard or potential health hazards?	_____	_____	_____	✓
d. Exposure of people to existing sources of potential health hazards?	_____	_____	_____	✓
e. Increased fire hazard in areas with flammable brush, grass, or trees?	_____	_____	_____	✓
X. NOISE. <i>Would the proposal result in:</i>				
a. Increase in existing noise levels?	_____	_____	✓	_____
b. Exposure of people to severe noise levels?	_____	_____	✓	_____
XI. PUBLIC SERVICES. <i>Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas:</i>				
a. Fire protection?	_____	_____	✓	_____
b. Police protection?	_____	_____	✓	_____
c. Schools?	_____	_____	✓	_____
d. Maintenance of public facilities, including roads?	_____	_____	✓	_____
e. Other governmental services?	_____	_____	✓	_____

<u>Issues and Supporting Information Sources</u>	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
XII. UTILITIES AND SERVICE SYSTEMS. <i>Would the proposal result in a need for new systems or supplies or substantial alterations to the following utilities?</i>				
a. Power or natural gas?	_____	_____	✓ _____	_____
b. Communications systems?	_____	_____	✓ _____	_____
c. Local or regional water treatment or distribution facilities?	_____	_____	✓ _____	_____
d. Sewer or septic tanks?	_____	_____	✓ _____	_____
e. Storm water drainage?	_____	_____	✓ _____	_____
f. Solid waste disposal?	_____	_____	✓ _____	_____
g. Local or regional water supplies?	_____	_____	✓ _____	_____
XIII. AESTHETICS. <i>Would the proposal:</i>				
a. Affect a scenic vista or scenic highway?	_____	_____	_____	✓ _____
b. Have a demonstrable negative aesthetic effect?	_____	_____	✓ _____	_____
c. Create light or glare?	_____	_____	✓ _____	_____
XIV. CULTURAL RESOURCES. <i>Would the proposal:</i>				
a. Disturb paleontological resources?	_____	_____	_____	✓ _____
b. Disturb archaeological resources?	_____	_____	_____	✓ _____
c. Affect historical resources?	_____	_____	_____	✓ _____
d. Have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	_____	✓ _____
e. Restrict existing religious or sacred uses within the potential impact area?	_____	_____	_____	✓ _____

Issues and Supporting Information Sources

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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XV. RECREATION. *Would the proposal:*

- | | | | | |
|---|-------|-------|-------------------------------------|-------------------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | _____ | _____ | <input checked="" type="checkbox"/> | _____ |
| b. Affect existing recreational opportunities? | _____ | _____ | _____ | <input checked="" type="checkbox"/> |

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.

- | | | | | |
|---|-------|-------|-------------------------------------|-------------------------------------|
| a. Does the project have the potential to degrade the quality of the environmental, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community. Reduce the number of restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | _____ | _____ | <input checked="" type="checkbox"/> | _____ |
| b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | _____ | _____ | _____ | <input checked="" type="checkbox"/> |
| c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | _____ | _____ | <input checked="" type="checkbox"/> | _____ |
| d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | _____ | _____ | <input checked="" type="checkbox"/> | _____ |

NEGATIVE DECLARATION

ORANGE GROVE GARDENS APARTMENTS

City Of Pasadena
PLANNING DIVISION
175 North Garfield Avenue
Pasadena, 91109-7215

NEGATIVE DECLARATION

PROJECT TITLE: Minor Conditional Use Permit #
PROJECT APPLICANT: Los Angeles Community Design Center
PROJECT CONTACT PERSON: Lola Osborne/Jim Wong , Project Managers
ADDRESS: 100 North Garfield Avenue
Pasadena, CA 91109
TELEPHONE: (626)744-8879/744-8316
PROJECT LOCATION: 252-284 East Orange Grove Boulevard
City of Pasadena
County of Los Angeles, State of California

FILED

JUN 23 2003

CONNIE B. MCCORMACK, COUNTY CLERK
J. Baker DEPUTY

PROJECT DESCRIPTION

CONDITIONAL USE PERMIT - The proposal includes the development of a new three-story project, consisting of 38 apartment units and a 2,126 square foot community room. The 38 apartment units are proposed to be designated affordable units, in accordance with the density bonus requirements of the City's zoning code. A total of 69 parking spaces will be provided on site, at-grade.

The applicant will submit an application for a Minor Conditional Use Permit to request a development incentive for the parking requirements to provide less than required parking for the project. The code requires 78 covered parking spaces plus four guest parking spaces. The proposal is to provide 69 covered spaces, four of which will be for guest parking. The applicant will also submit a Design Review application for architectural review of the project design. A Development and Disposition Agreement will be submitted for review and approval by the Community Development Commission.

FINDING

On the basis of the initial study on file in the Current Planning Office:

- ☒ The proposed project COULD NOT have a significant effect on the environment.
- ☐ The proposed project could have a significant effect on the environment; however, there will not be a significant effect in this case because the MITIGATION MEASURES described in the Mitigation Monitoring Program on file in the Current Planning Office WERE ADOPTED to reduce the potential impact to a level insignificance.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Completed by: Jim Wong
Title: Project Manager
Date: June 2003

Determination Approved: Nancy B. Key
Title: Senior Planner, Environmental
Date: June 17 2003

PUBLIC REVIEW PERIOD:
COMMENTS RECEIVED ON DRAFT: ____ Yes ____ No
INITIAL STUDY REVISED: ____ Yes ____ No

03.0005889

THIS NOTICE WAS POSTED
ON JUN 23 2003
UNTIL JUL 23 2003
REGISTRAR-RECORDER/COUNTY CLERK

**CITY OF PASADENA
PLANNING DIVISION
HALE BUILDING
175 NORTH GARFIELD AVENUE
PASADENA, CA 91109-7215**

I hereby certify that the foregoing
document is a full, true and correct
copy of the Initial Study
on file in the office of the City Clerk
of the City of Pasadena, Calif.
James R. Rodriguez
City Clerk

INITIAL STUDY

In accordance with the Environmental Guidelines of the City of Pasadena, this analysis, the associated "Environmental Assessment Form" and supporting data constitute the Initial Study for the subject project. This Initial Study provides the assessment for a determination whether the project may have a significant effect on the environment.

SECTION I - PROJECT INFORMATION

1. **Project Title:** Orange Grove Garden Apartments
2. **Lead Agency Name and Address:**
City of Pasadena
Planning and Development Department
100 North Garfield Avenue, Housing Division
Pasadena, Ca 91109
3. **Contact Person and Phone Number:**
Jim Wong /Lola Workman Osborne
626-744-8316/ 626-744-6879
4. **Project Location:**
252-284 E. Orange Grove Boulevard
5. **Project Sponsor's Name and Address:**
Los Angeles Community Design Center
315 West 9th Street
Los Angeles, California 90015
6. **General Plan Designation:**
Fair Oaks Orange Grove Specific Plan
7. **Zoning:**
FGSP-C-3d
8. **Description of the Project:**

The project entails demolition of existing retail structures previously used for plant nursery sales and storage; and the construction of a three-story mixed-use project consisting of 38 units and a 2,126 square foot community room. There are a total of 69 parking spaces at-grade.

The applicant will submit a minor conditional use permit to request a waiver from the required parking standards under the Density Bonus provisions. Design Review will also be required for the project. An Owner Participation, Purchase, Development, Loan and Lease Agreement will be prepared for financial assistance from the "Commission" for the project.

9. Surrounding Land uses and Setting:

The site is located in a developed urban area along a principal mobility corridor with an area of 50,754 square feet (1.17 acres). The project site is surrounded by residential uses (single-family and multifamily) to the east, commercial to the west and north and residential (single family and multi-family) to the south.

10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). This project also requires approval from the following advisory bodies:

1. Community Development Commission - Approval of the Owner Participation, Purchase, Development, Loan and Lease Agreement
2. Zoning Hearing Officer- Approval of a Minor Conditional Use Permit and Tree removal Plan
3. Design Review Commission – Approval of the project design
4. City Council - Approval of the Owner Participation, Purchase, Development, Loan and Lease Agreement

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Land use and Planning		Biological Resources		Aesthetics
	Population and Housing		Energy and Mineral Resources		Cultural Resources
	Geological Problems		Hazards		Recreation
	Water		Noise		Mandatory Findings of Significance
	Air Quality		Public Services		
	Transportation and Circulation		Utilities and Service Systems		

DETERMINATION: (To be completed by the Lead Agency).

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. If the effect is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (1) have been analyzed in an earlier EIR pursuant to applicable standards and (2) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.	

Prepared by:

Signature

Reviewed by:

Anabelle Atanasi
TK

Initials

Date Adopted:

August 11, 2003

Adoption attested to by:

Signature and Title

Jan L. Rodriguez

Pasadena Community
Development Commission

For: Decision-making body